



**CITY OF GLENDALE, CALIFORNIA**  
Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

July 8, 2019

Rodney Khan  
Khan Consulting, Inc  
1111 N. Brand Boulevard, Suite 403  
Glendale, CA 91202

**RE: 129 - 133 WEST LOS FELIZ ROAD  
VARIANCE CASE NO. PVAR 1824054  
(See Administrative Exception Case No. PAE 1904285)**

Dear Mr. Khan:

On June 12, 2019, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapters 30.43, on your application for a standards variance to construct a new five-story (instead of not greater than three stories), 57,350 square-foot medical congregate care facility on an approximately 17,700 square-foot site in the C3 (Height District I) Zone, located at **129 - 133 West Los Feliz Road**, Lots 18 and 19, Block 2, Vine Cottage Tract, in the City of Glendale, County of Los Angeles. The variance request was heard in conjunction with the administrative exception application for a 20% deviation from the 50-foot maximum height in the C3 (Height District I) standard for the proposed 60-foot high congregate care facility.

**VARIANCE**  
**CODE REQUIRES**

- 1) In the C3 Zone, Height District I, the maximum number of stories is three (GMC 30.12.030 and Table 30.12.-B).

**APPLICANT'S PROPOSAL**

- 1) A variance to allow a five-story building.

**ENVIRONMENTAL DETERMINATION**

The Community Development Department, after having conducted an Initial Study, prepared a Negative Declaration (ND) for the project. A resolution to adopt the Negative Declaration is attached.

After considering the evidence presented with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS** your request based on the following findings:

**REQUIRED/MANDATED FINDINGS**

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development staff thereon, and statements made at the

public hearing with respect to this application, this standards variance application is **APPROVED** based on the following:

- A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The variance request is to allow a five-story building where the Code allows a maximum of three stories in the C3 Height District I zone, in conjunction with an approved administrative exception allowing for a 60-foot building height (56.5 feet to the top of the parapet), when 50 feet is the maximum height. The intention of the standard for the number of stories is to limit both the visual impact of large buildings, and to a lesser degree, the development impact of large buildings on the surrounding community. The height limit is expressed as both an absolute height, in number of feet, as well as the number of stories; limitations on maximum number of stories and height are intrinsically related, as acknowledged in the Zoning Code, which groups both standards under "Maximum Height Limits". Of these two standards, the absolute height is more important visually in terms of massing and scale. Due to construction requirements and standard building practices, commercial office buildings have taller (12 to 15 foot, with a standard 15 to 20 foot first floor) floor-to-floor heights than residentially-oriented projects. The C3 Height District I height limit of three stories and 50 feet provides an adequate building envelope for three-story office buildings with typical 15-foot floor-to-floor heights. This project, however, is a congregate care facility project whose residential floors have typically shorter floor-to-floor heights. Essentially, less commercial office floors (at a 15 foot average) would fit within a 50 foot building envelope than the proposed 12-14-foot first floor and 10-foot upper floors proposed in this project. The dual standard height limit, therefore, applies to standard office construction and not congregate care facilities development. Given the design improvements for taller floor-to-ceiling dimensions approved in the associated Administrative Exception, strict application of both height and story limit criteria for this project is an unnecessary hardship inconsistent with the intent of the ordinance. Staff supports the administrative exception request to make the project more livable and functional and to allow inclusion of the amenity-filled roof deck; it follows that if an increase in allowable height is supported, an increase in allowable number of stories should also be supported, because the additional 10 feet in height requested allows for one of the additional stories proposed in the project. Therefore, the strict application of the provisions of maximum number of stories requirements would result in unnecessary hardship inconsistent with the general purposes and the proposed project will be compatible with the nearby development. While much of existing development along Los Feliz Road in the vicinity of the project is low-scale commercial development, Glendale Memorial Hospital and the recently completed Triangle Project are taller than the proposed project. Redevelopment of the area along this street will allow buildings of between 50 feet and 90 feet in height. Additionally, the proposed project is set back 30 feet from the multi-family development to its north, which will ensure appropriate buffering for this congregate care use.

- B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

There are exceptional circumstances related to the medical residential congregate care living facility that do not apply generally to other property in the same zone or neighborhood because of the location of the site and the intended use of the property. The proposed facility will be in an appropriate location in the City, directly across the street from Glendale Memorial Hospital. The two uses will form a synergetic, complementary energy between themselves. The subject site is zoned C3, which is the most generous, intensive commercial district in the city. This zone allows a full range of

uses. Unlike most commercial uses permitted in the C3 district, the congregate care facility will include a significant amount of common area amenities for facility residents. Almost the entire first floor is dedicated to communal facilities including the lounge/lobby, kitchen/dining room and pharmacy. The four "residential" levels each contain a large, common sitting area. These areas are included in the facility to improve the quality of life for the residents and would not typically be found in multi-family housing projects or other commercial land uses. Furthermore, the habitable rooms are more generously sized at 300 square feet on average, so the overall building area devoted to the actual rooms is greater than in a more traditional congregate care facility. The proposed use, which would serve a narrow segment of the population, has unique spatial characteristics that necessitate the distribution of such residential units and communal amenities and services on five floors, rather than the code-permitted three floors. The additionally requested floors for the proposed medical residential congregate care living facility helps offset the area devoted to these common areas.

**C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located because staff supports the administrative exception request for additional height and given this support, the number of stories contained within the building is not relevant. The C3, Height District I zone allows a maximum 50 feet/three stories in height. The additional 10 feet in building height requested will allow for more pleasant semi-public and semi-private areas within the medical residential congregate care living facility, more functional access to the site for moving vans and paramedics and a roof deck for the residents. The massing and scale of the proposed 60-foot high building does not change whether there are three or five stories contained within it. While much of the commercial development along Los Feliz Road is low-scale, one-and two-story buildings, redevelopment of the area will allow three to six story new buildings of a height comparable with the proposed development. The existing Glendale Memorial Hospital and Triangle Project are 8-stories and 6-stories, respectively.

A three-story medical residential congregate care living facility could be constructed; however, meeting this zoning code requirement is balanced with high demand for this particular use. A three story facility would not accommodate the number of rooms that the proposed project would. The facility is an appropriate use across the street from the existing hospital.

Furthermore, the Initial Study, prepared on behalf of the project by staff, analyzed 21 environmental factors identified with the medical congregate care development that could potentially impact the surrounding neighborhood. The Initial Study concluded that the proposal would have no significant impact on the neighborhood's environment. Even though the proposed project deviates from the number of stories permitted by right in the C3 Height District I zone, the project complies with all other zoning standards, including parking, landscaping, etc. The project provides 70 on-site parking spaces within two subterranean garage levels, in excess of Code required 36 spaces (one space per four beds), and complies with the C3 setback and landscaping standards to ensure adequate air, light and open space between structures. Lastly, the project will be reviewed by the Design Review Board for site planning, design and mass/scale to ensure compatibility with the neighborhood.

**D. The granting of the variance will not be contrary to the objective of the ordinance.**

The granting of the variance will not be contrary to the objectives of the ordinance because the objectives of maximum story limits are to maintain the health, safety and general welfare and assure compatibility with surrounding areas, and the proposed medical residential congregate care living facility will meet these objectives. As discussed in Findings A and B above, the intention of the height standard is to limit both the visual impact of large buildings and, to a lesser degree, the development impact of large buildings on the surrounding community, such as parking, traffic, etc. The proposed five-story residential congregate care bedrooms will have less traffic impacts than a similarly-sized office building.

With the exception of the variance request for the number of stories and the related administrative exception request for building height, the project is designed to be consistent with the remaining development standards for C3 Height District I zone. The C3 Zone offers a full range of goods and services to the community located along commercial thoroughfares within the City in conformance with the comprehensive general plan. The medical residential congregate care facility is a permitted use in the C3 zone and will be located on Los Feliz Street, which is a designed as a Major Arterial in the City's Circulation Element. In order to maintain the health, safety and general welfare and to assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design. The proposed project with its 30 foot interior setback fulfills the intent of this zone and land use category by providing a medical congregate care across from one of the city's major hospitals, while providing an appropriate separation buffering from the residential development to the north. The variance would allow the necessary and unique spatial distribution of the congregate care bedrooms and communal facilities on five floors within the proposed project, and would allow reasonable development of the site, consistent with the objectives of the General Plan.

## **CONDITIONS OF APPROVAL**

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**APPROVAL** of this standards variance shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
2. That all necessary licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. A grading/drainage plan shall be submitted for the Engineering Division's review and approval and shall be made a part of the building plans submitted with the building permit application.
4. Separate permits are required for all work within the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspection for work within the public right-of-way.

5. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including filing a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and the submittal and certification of plans and details showing preconstruction, during construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
6. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties, especially residential uses located to the north to the satisfaction of the Planning Hearing Officer.
7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
8. That any expansion or modifications of the facility or use may require a new variance. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any other physical change as determined by the Planning Hearing Officer.
9. That balconies and other building details shall be redesigned such that they do not encroach into the required setbacks.
10. That the premises shall be made available to any authorized City personnel (Fire, Building and Safety, Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this variance are complied with.
11. That the development shall comply with the conditions of approval as specified in the Glendale Water and Power conditions received on May 7, 2019.
12. That the development shall comply with the conditions of approval as specified in the Public Works Engineering conditions received on May 16, 2019.
13. That the development shall comply with the conditions of approval as specified in the Public Works Urban Forestry conditions received on May 1, 2019.
14. That a Business Registration Certificate be obtained for the medical residential congregate care living facility.
15. That a building permit shall be obtained for all work enabled by this variance.
16. Applicant shall comply with all conditions of approval as specified in Administrative Exception Case No. PAE 1904285.
17. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

## **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented.

It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **JULY 23, 2019**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS** available on-line: <http://www.glendaleca.gov/appeals>

## **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

## **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

## **REVOCAION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances.

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

**GMC CHAPTER 30.4 PROVIDES FOR**

Termination

Every right or privilege authorized by variance shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Extension

An extension of the variance may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative use permit.

Cessation

Any Parking Reduction Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Parking Reduction Permit for one year or more in the continuous exercise in good faith of such right and privilege.

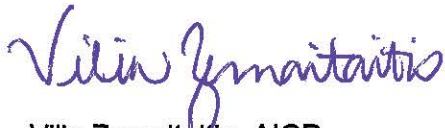
**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Roger Kiesel, at (818) 937-8152 or RKiesel@glendaleca.gov.

Sincerely,

Philip Lanzafame  
Director of Community Development



Vilia Zemaitaitis, AICP  
Planning Hearing Officer

VZ:RK:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Roger Kiesel.

A RESOLUTION OF THE PLANNING HEARING OFFICER  
OF THE CITY OF GLENDALE, CALIFORNIA,  
ADOPTING A CERTAIN NEGATIVE DECLARATION  
PREPARED PURSUANT TO THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT

**WHEREAS**, the Community Development Director considered the Initial Study and the Proposed Negative Declaration, prepared on behalf of Administrative Exception Case No. PAE 1904285 and Standards Variance Case No. PVAR 1824054 to allow a 60-foot high building, which is a 20% deviation from the numeric standard of 50-foot maximum building height, and five stories, when the maximum is three stories, for a new approximately 57,350 square-foot, five story medical congregate care facility on an approximately 17,700 square-foot site, zoned C3 Height District I, pursuant to the California Environmental Quality Act. The first level includes a lobby, dining room, kitchen, pharmacy and administrative areas. The second through fifth floors mimic each other and include 18 habitable rooms and common sitting areas. A roof deck is also proposed. The project address is 129 - 133 West Los Feliz Road.

**WHEREAS**, the Proposed Negative Declaration was made available for a 20-day public review and comment period from May 29, 2019 to June 19, 2019; and

**WHEREAS**, a Final Negative Declaration has been prepared and no comments were received during the review period; and

**WHEREAS**, the Final Negative Declaration reflects the independent judgment of the City of Glendale; and

**WHEREAS**, the Planning Hearing Officer has read and considered the Negative Declaration; and

**WHEREAS**, the Planning Hearing Officer acknowledges the findings of the Community Development Director with respect to the preparation of the Negative Declaration; and

**WHEREAS**, the Glendale Planning Division has been identified as the custodian of record for the Negative Declaration.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Hearing Officer of the City of Glendale finds on the basis of the whole record, including the Initial Study, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Planning Hearing Officer adopts the Final Negative Declaration for Administrative Exception Case No. PAE 1904285 and Standards Variance Case No. PVAR 1824054 for 129 - 133 West Los Feliz Road.

Adopted this 8th day of July, 2019.

  
\_\_\_\_\_  
Planning Hearing Officer

**PROJECT DETERMINATION:**

Administrative Exception and  
Variance approved with conditions.



CITY OF GLENDALE  
INTERDEPARTMENTAL COMMUNICATION

**DATE:** May 06, 2019

**TO:** Roger Kiesel, Community Development Department

**FROM:** Gerald Tom, GWP Water Engineering  
Darrell Hahn, GWP Electric Engineering

**SUBJECT:** PAE 1904285 & Variance Case No.1824054  
129-133 W Los Feliz Road

Glendale Water & Power (GWP) Engineering has reviewed the plans.  
Requirements are as follows:

Electric Engineering

## Customer Service (818) 548-3921

- 2 Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
- 2 Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, contact GWP Customer Service Engineering to obtain a Permit to Occupy (PTO) application and pay applicable fee.
- 2 Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- 2 Permanent subterranean and underground structures below GWP overhead line require a Permit to Encroach (PTE) from GWP. Contact GWP Customer Service Engineering to obtain a PTE application and pay applicable fee. The items listed below shall be provided by the developer when applying for a PTE.
  - 2 PTE Application filled out.
  - 2 Current copy of recorded Grant Deed for each property.
  - 2 Site and survey plans shall be provided by the developer when applying for a PTE. The survey plan shall include all power poles adjacent to the property.
  - 2 This fee shall be paid to GWP Electric Engineering.
- 2 The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
- 2 Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
- 2 Project will require an on-site transformer vault facility for the electrical service. GWP will start the new vault design after the project has provided the following:
  - 2 Electrical load calculations.

- 2 Single line diagram.
- 2 Electrical room layout.
- 2 Switchboard elevations.
- 2 Architectural plans showing the proposed vault and electrical room locations.
- 2 Elevation plans.

2 Additional comment(s) and/or attachment(s).

Overhead clearances are not met. The arch plans depict an electrical utility pole line at the rear p/l (northerly lot line). However, there are no electrical utility poles along the rear p/l. All power poles are along the front p/l (southerly lot line). Project to contact GWP to request proper clearance measurements.

Project to provide a proposed location for the utility transformer vault room. Whether or not the vault room must be at grade is determined by the electrical service size requested when the project provides electrical load calculations to GWP.

Existing service drop to 203 W Los Feliz will not meet clearances. Project at 129 W Los Feliz must obtain owner authorization and relocate service to 203 W Los Feliz, which will require a new pole and service panel.

**Fiber Optics (818) 548-3923**

- 2 No conflict.

**Street Lighting (818) 548-4877**

- 2 No Conflict

**Transmission & Distribution (818) 548-3923**

- 2 The proposed development/project conflicts with the existing power poles and/or overhead conductors. Contact GWP Electrical Engineering Department for more information.

**Water Engineering**

**Recycled Water (818) 548-2062**

- 2 No conflict.

**Backflow Prevention (818) 548-2062**

- 2 Backflow prevention (BFP) devices are required for the following water services:
  - 2 Potable Water, Commercial
  - 2 Potable Water, Irrigation
  - 2 Potable Water, Fire
  - 2 Potable Water, Multi-family (4 units +)
  - 2 See BFP requirements below.
- 2 Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12" MIN - 36" MAX above finished street grade, 24" minimum

front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross-connection exists. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device must be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health (626) 430-5290 before service can be granted. A list of approved backflow prevention assemblies can be found at [www.usc.edu/dept/fccchr/list.html](http://www.usc.edu/dept/fccchr/list.html).

- 2 A separate fire line is required for this project. A Double Check Detector Assembly (DCDA) is required to be installed as close as practical to the point of connection and the property line. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- 2 A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family (4 units +), commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)

Additional comment(s) and/or attachment(s).

Please insert STD Detail Drawings 6561-A, 6528-A & 6762-A on plans and specify location/manf/model/size of backflow prevention assembly and adhere to clearance requirements. All backflow prevention assemblies are required to be installed at street grade and as close as practical to property line/service connection. SUB-LEVEL INSTALLATIONS ARE NOT ALLOWED.

#### Potable Water (818) 548-2062

- 2 Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 2 A complete set of plumbing plans and fire sprinkler plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water service and new fire line respectively
- 2 Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
- 2 Any water service or fire line shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
- 2 Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
- 2 All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.

- Please add the following to the General Notes: All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense. Please contact GWP Water Engineering at (818) 548-2062 prior to construction.

Darrell Hahn

Electrical Services Administrator

Gerald Tom

Senior Civil Engineer



DH/GT:fg/sb

# Public Works - Engineering

**PUBLIC WORKS ENGINEERING**  
**-Land Development Section-**

Comments/Conditions

No Comments

1. No portion any building, including balconies, shall encroach within the proposed 3-foot wide street dedication on Los Feliz Road. The new parkway width (curb face to new property line) after the street dedication shall be 10 feet.

2. The project shall comply with Low Impact Development (LID) and National Pollutant Discharge Elimination System (NPDES) requirements.

3. The applicant shall enter into a Covenant & Agreement with the City for the replacement, installation, and continued maintenance of all LID related drainage devices on the property and granting inspection rights to the City.

4. The existing or proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee in the amount of \$19,174 will be assessed. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.

5. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb.

6. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on Los Feliz Road in accordance with the Standard Plans for Public Works Construction (SPPWC) manual, to match and join the existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works:

a. Remove all broken curb and gutter and construct new integral curb and gutter.

b. Remove and replace all sidewalks and construct new sidewalk from back of curb up to the new property line.

c. The proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2. The proposed driveway shall conform to Chapter 30.32.130 – Chart IV of the Glendale Municipal Code.

d. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, and sidewalk.

e. The applicant shall bear all costs for any relocation, replacement, and adjustment of existing utility appurtenances within the public right-of-way. All utility related work shall be coordinated with the respective utility owners.

f. All existing street pavement, traffic striping, street signs, and curb paintings, tree wells and all other improvements within the public right-of-way that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

7. Separate permits are required for all work within the public-right-of-way. All applicable construction work shall conform to the SPPWC manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

8. Contact the City Arborist, at (818) 550-3402, for any removal, protection, and planting of new trees within the public right of way.

9. Traffic comments shall be provided separately.

10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Case No.: PVAR 1824054 & PAE 1904285

Address: 129 & 133 W. Los Feliz Road

Case Planner: Roger Kiesel

Signature: \_\_\_\_\_

  
Yazdan Emrani, P.E.  
Director of Public Works

Date: \_\_\_\_\_

5/14/19

Urban Forester

**Kiesel, Roger**

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**From:** Williams, Katherine  
**Sent:** Wednesday, May 01, 2019 5:52 PM  
**To:** Kiesel, Roger  
**Subject:** RE: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road  
**Attachments:** 129 - 133 West Los Feliz Road Forestry RFC 5-1-19.docx

Hi Roger, thank you, I can see that now. Comments attached and below.

**Indigenous Trees:**

There are no protected oak, bay or sycamore trees on the lot or within 20 feet of the site.

**City of Glendale Street Trees:**

There is one *Koelreuteria bipinnata* (Chinese Flame Tree) and one *Handroanthus impetiginosus* (Pink Trumpet Tree) in the property's parkway on W. Los Feliz Rd. These trees are not currently documented in the project plans.

**Requirements:**

Forestry will require a site plan indicating the location of the adjacent street trees and the proposed curb modifications. If the street trees are not sufficiently distant from the proposed impacts and cannot be retained, Applicant must apply for a Street Tree Permit from Public Works Maintenance Services.

Thank you!

**Katherine Williams, Arborist Technician • City of Glendale • Public Works /Maintenance Services**  
541 W. Chevy Chase Dr. • Glendale, CA 91204 • (818) 550-3402 • [kwilliams@glendaleca.gov](mailto:kwilliams@glendaleca.gov)  
Available at the Permit Services Center from 9:30 am - 12 pm on Mondays and Wednesdays, 633 E. Broadway, Room 101



**From:** Kiesel, Roger  
**Sent:** Wednesday, May 01, 2019 8:51 AM  
**To:** Williams, Katherine  
**Subject:** RE: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road

Hi, Katherine. Yes, there will be some changes. Looks like the existing curb cut will be removed and two cuts installed - see A-2.2. Thanks.-Roger

**From:** Williams, Katherine  
**Sent:** Wednesday, May 01, 2019 8:09 AM  
**To:** Kiesel, Roger  
**Subject:** RE: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road

Hi Roger, are there any plans available for changes to the curb, driveway, or sidewalk, or does this review only pertain to the height variance?

Thanks!

**Katherine Williams, Arborist Technician • City of Glendale • Public Works /Maintenance Services**  
541 W. Chevy Chase Dr. • Glendale, CA 91204 • (818) 550-3402 • [kwilliams@glendaleca.gov](mailto:kwilliams@glendaleca.gov)  
Available at the Permit Services Center from 9:30 am – 12 pm on Mondays and Wednesdays, 633 E. Broadway, Room 101



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**From:** Kiesel, Roger

**Sent:** Tuesday, April 30, 2019 3:41 PM

**To:** van Muyden, Gillian; Yun, Miah; Neuklan, Yvette; Bear, Jan; Jouharian, Jacqueline; Sada, Rene; Sanchez, Darlene; Zovak, Peter; Isayan, Arsine; Tom, Gerald; Boghosian, Seda; Garcia, Faustino; Barkhordarian, Hovsep; Jenks, Andrew; Avila, Zazil; Chew, Chris; Villaluna, Ruel; Casanova, Pastor; Hardgrove, Daniel; Torres, Ray; Williams, Katherine

**Subject:** Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road

Hi, all. Attached is information on a residential congregate care facility located at 129 – 133 West Los Feliz Road. Please let me know if you have any comments regarding the project by May 8, 2019. Thanks for your input. -Roger