



February 14, 2020

Garo Nazarian
c/o Domus Design
109 East Harvard Street, # 306
Glendale, CA 91205

**RE: 2941-2943 HONOLULU AVENUE
DENSITY BONUS APPLICATION PDBP 1904390**

Dear Mr. Nazarian:

Pursuant to provisions of the Glendale Municipal Code, Title 30, Chapter 30.36, the Planning Division has processed your application for a Density Bonus (PDBP1904390) to demolish an existing approximately 4,600 square-foot commercial building (built 1983) and associated parking lot in conjunction with the construction of a new three-story, 18,493 square-foot 18-unit Density Bonus rental housing project with three (3) affordable units being reserved for very low income households in the "C1" - (Neighborhood Commercial) Zone, located at **2941-2943 Honolulu Avenue**, being a Portion of Lot 14, Block E, Crescenta Canada Tract, as per Map recorded in Book 5, Pages 574 and 575 of Maps, in the County Recorder's Office, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 32- "In-fill Development Projects" exemption pursuant to state CEQA Guidelines Section 15332 because the project meets all the conditions for an in-fill development project.

REQUIRED/MANDATED FINDINGS

The applicant is seeking approval of a Density Bonus Housing Plan as well as incentives, pursuant to California Government Code Sections 65915, *et seq.* ("Density Bonus Law"), that allow developers that seek and agree to provide at least fifteen (15) percent of the units in a housing development to very low income households a mandatory thirty-five (35) percent density bonus, as well as three incentives. California Government Code § 65915(d)(2)(C); Glendale Municipal Code ("GMC") § 30.36.070(A)(3). The Density Bonus Housing Plan meets the requirements of the Density Bonus Law and GMC Section 30.36.050 because at least fifteen (15) percent of the total base density units of the housing development will be restricted to very low income households, as defined in Section 50105 of the Health and Safety Code. The project involves demolishing an existing approximately 4,600 square-foot commercial building (built in 1983) and associated parking lot in conjunction with the construction of a new-three-story, 18,493 square-foot, 18-unit Density Bonus rental housing project with three affordable units being

reserved for very low income households. The project is located in the C1 (Neighborhood Commercial) zone. Per GMC 30.12.020, multiple residential dwelling units are permitted in the "C1" zone in compliance with the R-1250 (High Density Residential) zone development standards that permits a maximum density of 34 units per acre. Based on the zoning designation and the lot area (13,299 square feet before dedication), a total of 10 units are permitted. The Zoning Code permits additional density of one for every 1,000 square feet of lot area on lots with frontages greater than 90 feet wide. Based on this provision, four additional units are allowed by right, bringing the total allowable base density to 13.2 units (which according to Density Bonus Law, must be rounded up to 14). However, the applicant is requesting that the City apply a base density of 13 for purposes of calculating the density bonus of thirty-five (35) percent, which allows five (5) additional units above the base density, for a total of 18 units. The City is required to apply the base density of 14 for purposes of calculating the required number of affordable units. Thus, the applicant will be required to designate three (3) of the rental units for very low income households (fifteen (15) percent of fourteen (14) base density units (2.1 rounded up to 3)). Three concessions are requested pursuant to the Density Bonus Law and GMC Chapter 30.36, with three units reserved for very low income households. Parking is provided with a 23-space semi-subterranean garage. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the Density Bonus Law. The unit mix includes six (6) one-bedroom and twelve (12) two-bedroom units.

The Developer will be required to enter into a Density Bonus Housing Agreement ("DB Agreement") in which the Developer will covenant that at least fifteen (15) percent of the units will be restricted to rental by very low income households. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus units are constructed. In addition, the DB Agreement will run with the land and bind all future owner and successors in interest.

The project is located in the C1 (Neighborhood Commercial) zone in compliance with the R-1250 development standards. Per Code, fourteen (14) units are permitted by right on the 13,299 square-foot lot (before dedication); however, the applicant proposes the City use and apply a base density of thirteen (13) units. Parking is provided with a 23-space semi-subterranean garage. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the Density Bonus Law. The unit mix includes six (6) one-bedroom and twelve (12) two-bedroom units. This mandatory density bonus allows the project to be built at a maximum of 18 units. The Density Bonus Housing Plan (attached) meets the requirements of Section 30.36. The Plan has been reviewed and found acceptable by the Community Development Department, Housing Division, as well as the City Attorney's Office. As stated above, this project will also include a DB Agreement, which ensures long-term affordability (55 years per state law) and is subject to approval by the Housing Division and the City Attorney.

Based on the foregoing, the mandatory density bonus is **APPROVED WITH CONDITIONS AND FINDINGS**.

The applicant is seeking approval of three concessions pursuant to Government Code § 65915 and GMC Section 30.36 (Density Bonus Incentives) to provide three (3) very low income rental units.

After considering the evidence presented with respect to this application, the Director of Community Development was unable to make the necessary two required findings to deny the requested concession for approval of the Density Bonus Housing Plan. The requested concession is required in this case to allow the density bonus of 35%, while reducing costs to the developer. The additional density and savings that the developer realizes will be significant and will allow the affordable housing costs and rents to be reduced. The City's General Plan Housing Element encourages the production of affordable housing and provides for flexibility in creating such units. Moreover, the Director of Community Development was unable to make a finding that the concessions would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low income households, because no evidence exists to support this finding.

Concessions (Incentives Pursuant to GMC Section 30.36.070 A)

1. Increase the maximum allowed floor area ratio (FAR) to 1.4.
2. Increase the maximum height and stories to 42'-3" and three stories.
3. Reduce required parking – seven space shortfall. The project will require 30 parking spaces total by utilizing the Density Bonus Law automatic parking concession under Government Code 56915(p). The project will provide 23 parking spaces total. The project will result in a parking shortfall of seven (7) spaces.

The applicant is requesting and will need the grant of the automatic parking concession under California Government Code Section 65915(p), which provides that upon the request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of handicapped and guest parking, of a development providing at least eleven (11) percent of the base unit count to very low income households: one (1) on-site parking space per unit for zero to one bedroom units; and two (2) on-site very parking spaces per unit for two to three bedroom units, inclusive of handicapped and guest parking ("Parking Concession"). The applicant is proposing to provide one (1) parking space per each 1-bedroom unit and two (2) parking spaces per each 2-bedroom unit. Based on the number of units and bedrooms provided, the project will require 30 parking spaces total. However, the project will provide 23 parking spaces total, which results in a seven (7) space parking deficiency.

As a result, the Director of Community Development has **APPROVED WITH CONDITIONS AND FINDINGS**, the following three (3) concessions pursuant to Government Code Section 65915(d), because at least 15% of the base number of units are reserved for very low income households, as outlined in the Density Bonus Housing Plan and subject to the attached conditions. Pursuant to GMC Section 30.36.080(A), the Director of Community Development shall grant the requested incentives or concessions, unless he or she makes written findings, based upon substantial evidence, of any one (1) or more of the following:

1. **The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.**

There was no evidence, and the Director of Community Development was unable to find, that any of the three incentives would not result in identifiable and actual cost reductions

to provide for affordable housing costs or to provide affordable rents. To the contrary, the evidence (submitted by the applicant/Developer with this application and incorporated herein by reference) shows that the incentives/concessions do result in identifiable and actual cost reductions and are required in order to provide for affordable housing costs or to provide affordable rents. The requested concessions are required to allow for additional buildable area to provide more units that would reduce the costs to the developer owner of providing the affordable units. The savings that the owner and developer realize will be significant and will allow the affordable housing costs to be reduced to a point where the development will be economically feasible. The increase in allowable floor area ratio, additional height/story and reducing required parking by seven spaces will allow for the proposed density, appropriately sized apartment units that will attract families to the project, reduce unit turnover, and will distinguish the project from the large number of smaller market rate units within the City. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 because at least 15% of the total units of the housing development are for very low income households.

The applicant is requesting concessions to increase the maximum allowed floor area ratio (FAR) to 1.44 (where a FAR of 1.2 is permitted), increase the maximum height and stories to 42 feet, 3-inches and three (3) stories (where 25 feet is the height limit in the C1 zone) and reduce the required parking by seven (7) spaces (30 spaced required – 23 spaces provided = 7 space shortfall). These concessions are necessary to make the project economically feasible to provide an affordable housing project and provide affordable rents. The project is designed to provide functional community space to serve its residents in an urban setting. In order to achieve this environment, the applicant needs to construct an 18-unit, 18,493 square-foot (1.44 FAR) three-story building with an overall height of 42 feet, 3-inches. While the property is located in the C1 zone, per Code, the residential development must comply with the R-1250 residential standards, including height/stories, setbacks, lot coverage, FAR, landscaping, etc. However, the C1 zone has a maximum height limit of 25 feet, which is more restrictive than the R-1250 height standard. Therefore, the project is subject to a 25-foot height limit. The additional floor area and building height/stories will enable the construction of additional buildable area to provide more units that would reduce the costs to the developer owner of providing the affordable units. Further, to facilitate the proposed design and ensure architectural character that meets the City's Design Guidelines, including common open space with amenities on the building's roof, the applicant is proposing a 42-foot, 3-inch high building, thereby exceeding the maximum allowed height limit of 25 feet by approximately 17 feet.

The City's Public Works Engineering will require a five-foot dedication for the entire frontage along Honolulu Avenue. After dedication, the total lot area will be reduced to 12,799 square feet. The development standards the project is required to comply with (e.g., floor area ratio, lot coverage and landscaping) are calculated based on the lot size of 12,799 square feet (after dedication). In order to comply with the City's Engineering requirements, the applicant is requesting incentives/concessions to exceed FAR and reduce the required number of parking space by seven because the lot size will be less after dedication. The reduction in lot size will limit FAR and total area in the underground parking garage needed to introduce more parking spaces. While the project exceeds FAR and has a parking deficiency, the project provides generous setbacks throughout the building in order to provide adequate light, air and ventilation for the dwelling units,

provide more useable open space within the building and vary the project's mass to create more architecturally coherent design that complements the neighborhood context. The requested concessions are needed because the standards discussed above would prevent the affordable units from being constructed due to greater costs.

2. **The incentive or concession would have a “specific adverse impact upon public health and safety” or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used herein, “specific adverse impact upon public health or safety” means a significant, quantifiable, direct, and unavoidable impact, based on conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the General Plan shall not constitute a specific, adverse impact upon public health or safety.**

There was no evidence, and the Director of Community Development was unable to find, that any of the three incentives would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. The applicant is seeking approval of three concessions pursuant to California Government Code Section 65915 and GMC Chapter 30.36 (Density Bonus Incentives) in order to provide three (3) units affordable to very low income households. No specific adverse impacts upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the requested incentives or concession. While taller than surrounding buildings, the project will meet building and safety codes and there are similarly sized residential buildings elsewhere in the City. The requested concessions do not include waivers of any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety.

The building exceeds height/story because the project is located in the C1 zone where the maximum height is 25 feet – a more restrictive standard compared to three stories/36 feet allowed in the R-1250 zone. Also, the project will result in a seven-space parking shortfall because the project is required to provide a five-foot dedication to the City for the entire frontage along Honolulu Avenue, which limits building and parking area on the site. Further, the project is providing additional density with larger apartment units to accommodate larger families and reduce unit turnover.

3. **The incentive or concession will be contrary to state or federal law. The granting of an incentive or concession shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, “study” does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition.**

There was no evidence, and the Director of Community Development was unable to find,

that any of the three incentives would be contrary to state or federal law. The incentives will not be contrary to state or federal law and do not require any discretionary entitlement. There is no evidence of state or federal laws being violated.

The applicant is requesting to use the mandatory and automatic parking concession under Government Code Section 65915(p) and GMC 30.36.090. Pursuant to Section 65915(p), upon request of the Developer, the City cannot require a vehicle parking ratio greater than one (1) space per unit for studios and one-bedroom units, and two (2) spaces per unit for two- and three-bedroom units, inclusive of guest and handicap parking for a density bonus project. The Glendale Municipal Code normally requires two (2) spaces per unit for studios, one-bedroom, and two bedroom units, and 0.25 spaces per unit for guest parking, when a development has four or more units. The Project will require 30 parking spaces total under the provisions of Section 65915(p). However, the project will provide a total of 23 parking spaces - a seven (7) space parking shortfall, for which a concession has been granted. While the project will be deficient seven (7) spaces, considering that its use is limited to residential (providing 6 one bedroom units and 12, two-bedroom units) the deficiency is not significant where the neighborhood would be impacted. Further, there is available on-street parking to accommodate seven (7) spaces.

CONDITIONS OF APPROVAL

APPROVAL of this State Density Bonus Law shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the structure or use shall require a new Density Bonus application. Modification includes, but is not limited to, proposing a different percentage of the units as affordable or altering the affordability of the units (i.e., proposing the affordable units be restricted to low or moderate income households when the approval is originally for very low income households). Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.
5. The applicant shall work with the Community Development Department and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Community Development Director or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rental or sale of the required percentage of dwelling units in the housing development to persons or families of very-low/low/moderate income households, as

specifically identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.

6. That all affordable units be reasonably dispersed throughout the project site (e.g., throughout the different floors) and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall to the satisfaction of the City's Housing Division.
7. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.
8. That the project shall comply with applicable density bonus provisions of Title 30
9. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this variance area complied with.
10. That approval of the Design Review Board shall be obtained prior to applying for or obtaining building permits.
11. That the development shall comply with the conditions specified in the Public Works Engineering memo dated July 30, 2019.
12. That the applicant shall comply with the conditions specified in the Glendale Water and Power memo dated July 18, 2019.
13. That the applicant shall comply with the conditions specified in the Building & Safety memo dated October 28, 2019.
14. That the applicant shall comply with all conditions of approval of Conditional Use Permit Case No. PCUP 1913153.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

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 Building and Safety Division upon request and must be filed with the prescribed fee **prior to expiration of the 15-day period, on or before MARCH 2, 2020**, in the Building & Safety Division, 633 East Broadway, Room 101.

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 sold, 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.

REVOCACTION


Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the 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.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer, if any, who acted on this case. 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, Milca Toledo, Senior Planner, during normal business hours at 818-937-8181 (email address: mitoledo@glendaleca.gov).

Sincerely,



(MT) Philip Lanzafame
Director of Community Development Department

PL:MT:sm

- Attachments:
- Density Bonus Housing Plan
 - Residential Infill Exemption
 - Glendale Water and Power memo dated July 18, 2019.
 - Public Works Engineering memo dated July 30, 2019.
 - Building & Safety memo dated October 28, 2019.
 - Conditional Use Permit Case No. PCUP 1913153.

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Community Development - Housing Division (Peter Zovak/Mike Fortney)Fire Prevention Engineering Section-(J.Halpert); Dir of Public Works (Y.Emrani);Traffic & Transportation Section (P.Casanova/W.Pangilinan); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); 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. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (A.Isayan); Neighborhood Services Division (R.Sada/J.Jouharian); and case planner-Milca Toledo

DENSITY BONUS AND INCLUSIONARY HOUSING PLAN

2941-2943 Honolulu Avenue
Glendale, CA 91214

February 13, 2020

Basmadjyan Properties, LLC
c/o Garo Nazarian, Domus Design
109 East Harvard Street #306
Glendale, CA 91205

City of Glendale
Community Development Department
Housing Division
141 North Glendale Avenue, Room 202
Glendale, CA 91206

Number of Dwelling Units Proposed:

Basmadjyan Properties, LLC ("Applicant") has proposed the development of a new, three-story, 18,493 square-foot, 18-unit Density Bonus rental housing project (the "Project"). The Project will provide a total of three (3) affordable units (15 percent of the total number of units of the base density of 13.2 (rounded up to 14)) to very low income households.

Maximum Number of Units Permitted per Glendale Municipal Code ("GMC"):

The Project is located in the C1 (Neighborhood Commercial) zone (collectively, the "C1 Zone"). Multiple residential dwelling units are permitted in the C1 Zone in compliance with the R-1250 (High Density Residential) zone development standards, which permits a maximum density of 34 units per acre. Based on the 13,299 square foot lot area (before dedication), a maximum of 14 units (13.2, rounded up to 14, per GMC 30.36) are permitted by right.

Number of Affordable Units Meeting Density Bonus Requirement:

Applicant is required to designate three (3) units as affordable to very low income households (15 percent of 14 base density units (2.1 rounded up to 3)). The affordable units were selected pursuant to the Density Bonus and Inclusionary Zoning Implementation Policies. The affordable units are detailed in Project floorplans attached hereto as Attachment 1, as well as immediately below:

Unit Number	Square Footage	Bedroom(s)	Bathroom(s)
103	1051.31	2	2
105	643.35	1	1
202	584.22	Studio	1

Amount of Density Bonus Requested:

Applicant is entitled to a 35 percent density bonus by providing three (3) very low income units (15 percent of the base density of 13.2 (rounded up to 14)). This request complies with GMC 30.36, which allows up to a 35 percent maximum bonus, as well as three (3) incentives in exchange for the provision of very low income units. Applicant has requested three (3) concessions pursuant to the Density Bonus Law and GMC 30.36.

Number and Description of Incentives and Concessions Requested:

Applicant has requested the following concessions pursuant to GMC Section 30.36.070 A: to (1) increase the maximum allowed Floor Area Ratio ("FAR") to 1.4 (where a FAR of 1.2 is permitted); (2) increase the maximum height and stories to 42'-3" and three (3) stories (where 25 feet is the height limit in the C1 Zone); and (3) reduce the required parking by seven (7) spaces (30 spaces are required, 23 spaces are provided, leaving a seven (7)-space shortfall).

Amount of Parking Concessions Requested:

Applicant has also requested an automatic parking concession under California Government Code Section 65915(p), which provides that upon the request of an applicant, the City must allow the following vehicular parking ratios (inclusive of handicapped and guest parking), of a development

providing at least 11 percent of the base unit count to very low income households: one (1) on-site parking space per unit for zero to one bedroom units; and two (2) on-site parking spaces per unit for two to three bedroom units. Applicant has requested to provide one (1) parking space per each one-bedroom unit and two (2) parking spaces per each two-bedroom unit. The Project requires 30 parking spaces total. However, Applicant has requested a parking concession to reduce the required parking spaces by seven (7), in order to provide 23 parking spaces total for the Project.

Child Care Space:

Not applicable.

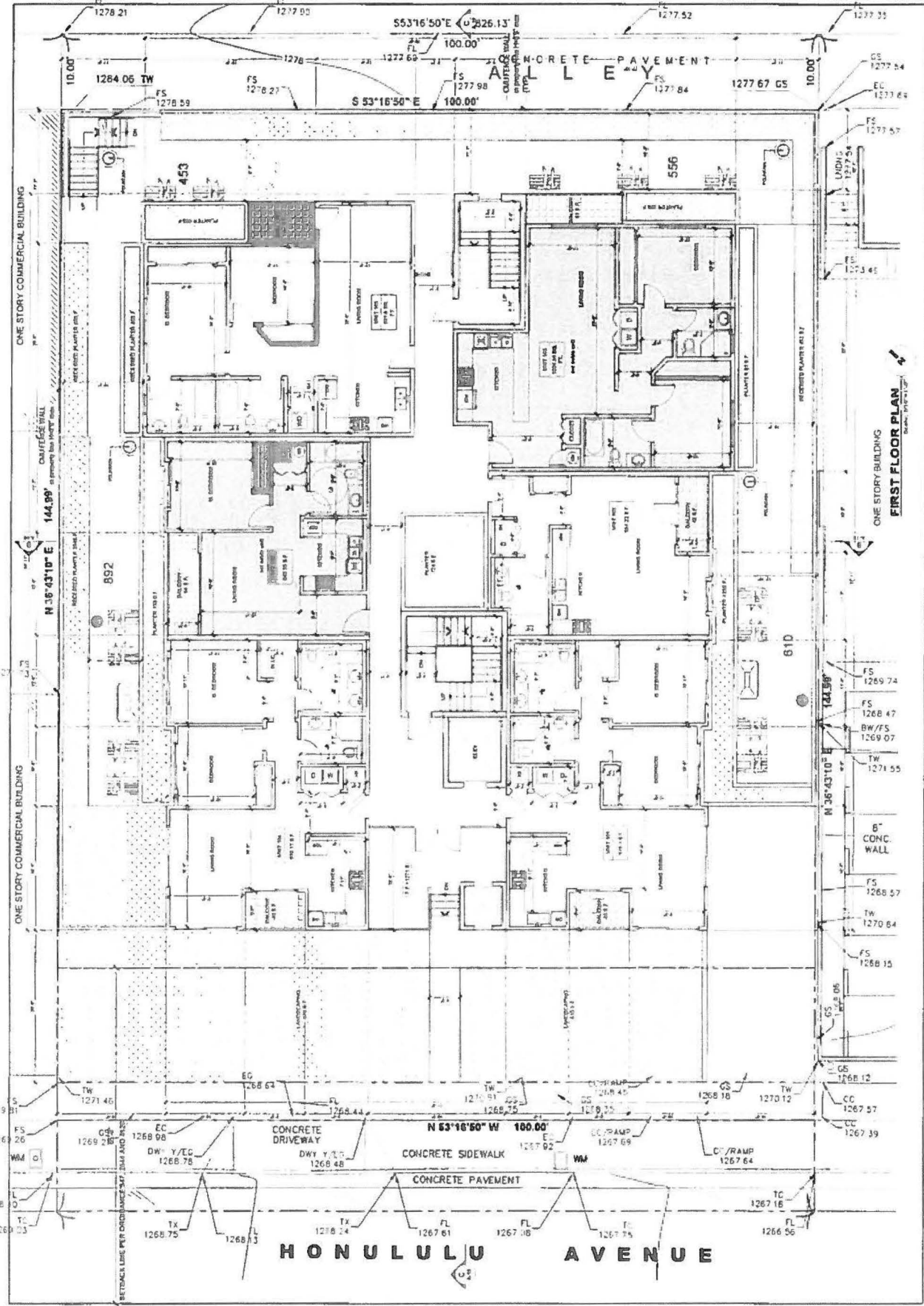
Inclusionary Housing Requirement:

On May 7, 2019, the City adopted a City-wide Inclusionary Zoning Ordinance, Ordinance No. 5928, GMC 30.35 (collectively, the "IZO"). The IZO became effective after a 30-day period on June 7, 2019. The Project is subject to the IZO.

Applicant's inclusionary units are not above and beyond the affordable units required by GMC 30.36. A total of three (3) affordable units are required for both Density Bonus (GMC 30.36) and the IZO. Applicant is providing three (3) affordable units to very low income households. Therefore, the Project meets the IZO requirement.

Attachment 1

PROJECT DESCRIPTION	ENGINEER	SHEET INDEX	PROJECT DATA	BUILDING ANALYSIS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
NEW 3-STORY 18-UNIT APARTMENT BUILDING WITH SEMI-SUBTERRANEAN PARKING GARAGE	PATRICK BARATY 109 E. HARVARD ST #308 GLENDALE, CA 91205 TEL: (818) 500-3988 FAX: (818) 548-8108	A-1 TITLE SHEET A-2 SITE PLAN A-3 PARKING PLAN A-4 FIRST FLOOR PLAN A-5 SECOND FLOOR PLAN A-6 THIRD FLOOR PLAN A-7 ROOF PLAN A-8 ELEVATIONS A-9 ELEVATIONS A-10 SECTIONS Z-1 PARKING & FIRST FLOOR SETBACK CALCULATION Z-2 SECOND & THIRD FLOOR SETBACK CALCULATION Z-3 LANDSCAPED & COMM. OPEN SPACE CALC. L-1 LANDSCAPE PLAN L-2 IRRIGATION PLAN L-3 DETAILS	<p>GENERAL</p> <p>LOT AREA BEFORE DEDICATION 120,000 S.F. LOT AREA AFTER DEDICATION 128,000 S.F. LOT AREA BEFORE DEDICATION 120,000 S.F. LOT AREA AFTER DEDICATION 127,000 S.F. MULTIFAMILY GROUP 3 TYPE OF CONSTRUCTION V.A. NUMBER OF STORIES 3 FLOOR LEVEL 15.8 FLOOR LEVEL 14.0 CALIFORNIA CLIMATE ZONE 3</p> <p>PERMITTED PLACEMENT</p> <p>ALLOWABLE HEIGHT OF LOT 14 127'0" 1500 ALLOWABLE HEIGHT BOUNDARY (H + 35%) 128'0" 1500 PROPOSED NUMBER OF UNITS 18 ALLOWABLE FLOOR AREA RATIO (MAX.) 1.2 (15,300 S.F.) PROPOSED FLOOR AREA (823'-47" x 117' - 13") 96,540 S.F. ALLOWABLE LOT COVERAGE (MAX.) 50% (60,000 S.F.) PROPOSED LOT COVERAGE 50% (48,270 S.F.) REQUIRED LANDSCAPED AREA (MIN) 25% (15,000 S.F.) PROPOSED LANDSCAPED AREA 25% (12,117 S.F.) REQUIRED COMMON OPEN SPACE (MIN) 3000 S.F. PROPOSED COMMON OPEN SPACE 3610 S.F. ALLOWABLE BUILDING HEIGHT (MAX.) 25 FT. AS PER CITY ZONE WITH INTENSIVE 1 PROPOSED BUILDING HEIGHT 47'-00" REQUIRED PARKING SPACES 1 PER BEDROOM 30 PROPOSED PARKING SPACES 33</p> <p>UNIT SUMMARY</p> <table border="1"> <thead> <tr> <th>UNIT</th> <th>NO. OF UNITS</th> <th>NO. OF BEDROOMS</th> <th>NO. OF BATHROOMS</th> <th>FLOOR AREA S.F.</th> <th>PRIVATE OPEN SPACE</th> </tr> </thead> <tbody> <tr><td>101</td><td>1</td><td>1</td><td>1</td><td>976.1</td><td>00</td></tr> <tr><td>102</td><td>1</td><td>1</td><td>1</td><td>954.18</td><td>00</td></tr> <tr><td>103</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>104</td><td>1</td><td>2</td><td>2</td><td>976.1</td><td>00</td></tr> <tr><td>105</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>106</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>107</td><td>1</td><td>2</td><td>2</td><td>972.1</td><td>00</td></tr> <tr><td>108</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>109</td><td>2</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>110</td><td>2</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>111</td><td>2</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>112</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>113</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>114</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>115</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>116</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>117</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>118</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>119</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>120</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>121</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>122</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>123</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> 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<tr><td>244</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>245</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>246</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>247</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>248</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>249</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>250</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>251</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>252</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>253</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>254</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>255</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>256</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>257</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>258</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>259</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>260</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>261</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>262</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>263</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>264</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>265</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>266</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>267</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>268</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>269</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>270</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>271</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>272</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>273</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>274</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>275</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>276</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>277</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>278</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>279</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>280</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>281</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>282</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>283</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>284</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>285</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>286</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>287</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>288</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>289</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>290</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>291</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>292</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>293</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>294</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>295</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>296</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>297</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>298</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>299</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>300</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>301</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>302</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>303</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>304</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>305</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>306</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>307</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>308</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>309</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>310</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>311</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>312</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>313</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>314</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>315</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>316</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>317</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>318</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>319</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>320</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>321</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>322</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>323</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>324</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></tr> <tr><td>325</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>00</td></tr> <tr><td>326</td><td>1</td><td>2</td><td>2</td><td>1014.96</td><td>00</td></tr> <tr><td>327</td><td>1</td><td>2</td><td>2</td><td>1043.36</td><td>04</td></tr> <tr><td>328</td><td>1</td><td>2</td><td>2</td><td>1002.84</td><td>03</td></</tr></tbody></table>	UNIT	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS	FLOOR AREA S.F.	PRIVATE OPEN SPACE	101	1	1	1	976.1	00	102	1	1	1	954.18	00	103	1	2	2	1051.24	00	104	1	2	2	976.1	00	105	1	2	2	1043.36	04	106	1	2	2	1002.84	03	107	1	2	2	972.1	00	108	1	2	2	1014.96	00	109	2	2	2	1051.24	00	110	2	2	2	1014.96	00	111	2	2	2	1043.36	04	112	1	2	2	1002.84	03	113	1	2	2	1051.24	00	114	1	2	2	1014.96	00	115	1	2	2	1043.36	04	116	1	2	2	1002.84	03	117	1	2	2	1051.24	00	118	1	2	2	1014.96	00	119	1	2	2	1043.36	04	120	1	2	2	1002.84	03	121	1	2	2	1051.24	00	122	1	2	2	1014.96	00	123	1	2	2	1043.36	04	124	1	2	2	1002.84	03	125	1	2	2	1051.24	00	126	1	2	2	1014.96	00	127	1	2	2	1043.36	04	128	1	2	2	1002.84	03	129	1	2	2	1051.24	00	130	1	2	2	1014.96	00	131	1	2	2	1043.36	04	132	1	2	2	1002.84	03	133	1	2	2	1051.24	00	134	1	2	2	1014.96	00	135	1	2	2	1043.36	04	136	1	2	2	1002.84	03	137	1	2	2	1051.24	00	138	1	2	2	1014.96	00	139	1	2	2	1043.36	04	140	1	2	2	1002.84	03	141	1	2	2	1051.24	00	142	1	2	2	1014.96	00	143	1	2	2	1043.36	04	144	1	2	2	1002.84	03	145	1	2	2	1051.24	00	146	1	2	2	1014.96	00	147	1	2	2	1043.36	04	148	1	2	2	1002.84	03	149	1	2	2	1051.24	00	150	1	2	2	1014.96	00	151	1	2	2	1043.36	04	152	1	2	2	1002.84	03	153	1	2	2	1051.24	00	154	1	2	2	1014.96	00	155	1	2	2	1043.36	04	156	1	2	2	1002.84	03	157	1	2	2	1051.24	00	158	1	2	2	1014.96	00	159	1	2	2	1043.36	04	160	1	2	2	1002.84	03	161	1	2	2	1051.24	00	162	1	2	2	1014.96	00	163	1	2	2	1043.36	04	164	1	2	2	1002.84	03	165	1	2	2	1051.24	00	166	1	2	2	1014.96	00	167	1	2	2	1043.36	04	168	1	2	2	1002.84	03	169	1	2	2	1051.24	00	170	1	2	2	1014.96	00	171	1	2	2	1043.36	04	172	1	2	2	1002.84	03	173	1	2	2	1051.24	00	174	1	2	2	1014.96	00	175	1	2	2	1043.36	04	176	1	2	2	1002.84	03	177	1	2	2	1051.24	00	178	1	2	2	1014.96	00	179	1	2	2	1043.36	04	180	1	2	2	1002.84	03	181	1	2	2	1051.24	00	182	1	2	2	1014.96	00	183	1	2	2	1043.36	04	184	1	2	2	1002.84	03	185	1	2	2	1051.24	00	186	1	2	2	1014.96	00	187	1	2	2	1043.36	04	188	1	2	2	1002.84	03	189	1	2	2	1051.24	00	190	1	2	2	1014.96	00	191	1	2	2	1043.36	04	192	1	2	2	1002.84	03	193	1	2	2	1051.24	00	194	1	2	2	1014.96	00	195	1	2	2	1043.36	04	196	1	2	2	1002.84	03	197	1	2	2	1051.24	00	198	1	2	2	1014.96	00	199	1	2	2	1043.36	04	200	1	2	2	1002.84	03	201	1	2	2	1051.24	00	202	1	2	2	1014.96	00	203	1	2	2	1043.36	04	204	1	2	2	1002.84	03	205	1	2	2	1051.24	00	206	1	2	2	1014.96	00	207	1	2	2	1043.36	04	208	1	2	2	1002.84	03	209	1	2	2	1051.24	00	210	1	2	2	1014.96	00	211	1	2	2	1043.36	04	212	1	2	2	1002.84	03	213	1	2	2	1051.24	00	214	1	2	2	1014.96	00	215	1	2	2	1043.36	04	216	1	2	2	1002.84	03	217	1	2	2	1051.24	00	218	1	2	2	1014.96	00	219	1	2	2	1043.36	04	220	1	2	2	1002.84	03	221	1	2	2	1051.24	00	222	1	2	2	1014.96	00	223	1	2	2	1043.36	04	224	1	2	2	1002.84	03	225	1	2	2	1051.24	00	226	1	2	2	1014.96	00	227	1	2	2	1043.36	04	228	1	2	2	1002.84	03	229	1	2	2	1051.24	00	230	1	2	2	1014.96	00	231	1	2	2	1043.36	04	232	1	2	2	1002.84	03	233	1	2	2	1051.24	00	234	1	2	2	1014.96	00	235	1	2	2	1043.36	04	236	1	2	2	1002.84	03	237	1	2	2	1051.24	00	238	1	2	2	1014.96	00	239	1	2	2	1043.36	04	240	1	2	2	1002.84	03	241	1	2	2	1051.24	00	242	1	2	2	1014.96	00	243	1	2	2	1043.36	04	244	1	2	2	1002.84	03	245	1	2	2	1051.24	00	246	1	2	2	1014.96	00	247	1	2	2	1043.36	04	248	1	2	2	1002.84	03	249	1	2	2	1051.24	00	250	1	2	2	1014.96	00	251	1	2	2	1043.36	04	252	1	2	2	1002.84	03	253	1	2	2	1051.24	00	254	1	2	2	1014.96	00	255	1	2	2	1043.36	04	256	1	2	2	1002.84	03	257	1	2	2	1051.24	00	258	1	2	2	1014.96	00	259	1	2	2	1043.36	04	260	1	2	2	1002.84	03	261	1	2	2	1051.24	00	262	1	2	2	1014.96	00	263	1	2	2	1043.36	04	264	1	2	2	1002.84	03	265	1	2	2	1051.24	00	266	1	2	2	1014.96	00	267	1	2	2	1043.36	04	268	1	2	2	1002.84	03	269	1	2	2	1051.24	00	270	1	2	2	1014.96	00	271	1	2	2	1043.36	04	272	1	2	2	1002.84	03	273	1	2	2	1051.24	00	274	1	2	2	1014.96	00	275	1	2	2	1043.36	04	276	1	2	2	1002.84	03	277	1	2	2	1051.24	00	278	1	2	2	1014.96	00	279	1	2	2	1043.36	04	280	1	2	2	1002.84	03	281	1	2	2	1051.24	00	282	1	2	2	1014.96	00	283	1	2	2	1043.36	04	284	1	2	2	1002.84	03	285	1	2	2	1051.24	00	286	1	2	2	1014.96	00	287	1	2	2	1043.36	04	288	1	2	2	1002.84	03	289	1	2	2	1051.24	00	290	1	2	2	1014.96	00	291	1	2	2	1043.36	04	292	1	2	2	1002.84	03	293	1	2	2	1051.24	00	294	1	2	2	1014.96	00	295	1	2	2	1043.36	04	296	1	2	2	1002.84	03	297	1	2	2	1051.24	00	298	1	2	2	1014.96	00	299	1	2	2	1043.36	04	300	1	2	2	1002.84	03	301	1	2	2	1051.24	00	302	1	2	2	1014.96	00	303	1	2	2	1043.36	04	304	1	2	2	1002.84	03	305	1	2	2	1051.24	00	306	1	2	2	1014.96	00	307	1	2	2	1043.36	04	308	1	2	2	1002.84	03	309	1	2	2	1051.24	00	310	1	2	2	1014.96	00	311	1	2	2	1043.36	04	312	1	2	2	1002.84	03	313	1	2	2	1051.24	00	314	1	2	2	1014.96	00	315	1	2	2	1043.36	04	316	1	2	2	1002.84	03	317	1	2	2	1051.24	00	318	1	2	2	1014.96	00	319	1	2	2	1043.36	04	320	1	2	2	1002.84	03	321	1	2	2	1051.24	00	322	1	2	2	1014.96	00	323	1	2	2	1043.36	04	324	1	2	2	1002.84	03	325	1	2	2	1051.24	00	326	1	2	2	1014.96	00	327	1	2	2	1043.36	04	328	1	2	2	1002.84	03
UNIT	NO. OF UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS	FLOOR AREA S.F.	PRIVATE OPEN SPACE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: July 18, 2019

TO: Milca Toledo, Community Development Department

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

SUBJECT: PCUP 1913153
2941-2943 Honolulu Avenue

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

Electric Engineering

Customer Service (818) 548-3921

- z Additional comment(s) and/or attachment(s).
Since sufficient Arch Plans were not included, comments here pertain strictly to PUC. GWP has no conflict with the PUC. Project to contact GWP or a new design review request is to be submitted with appropriate Arch Plans in order for GWP to review the project for construction purposes, clearances, electrical service, etc.

Fiber Optics (818) 548-3923

- z No conflict.

Street Lighting (818) 548-4877

- z The existing street light facilities (pull boxes, street light poles, conduits, etc.) shall be protected in place and be accessible to GWP personnel at all times.

Transmission & Distribution (818) 548-3923

- z The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- z Any possible power pole relocations shall be coordinated with GWP Electrical Engineering in advance at the project's expenses.
- z Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.
- z The project is responsible for maintaining minimum clearance of eighteen inches (18") from the face of the power pole to the curb or driveway.

Water Engineering

Recycled Water (818) 548-2062

- z No conflict.

Backflow Prevention (818) 548-2062

- ε No conflict.
- ε Additional comment(s) and/or attachment(s).
This project must receive water service from Crescenta Valley Water District, check with them for backflow prevention requirements.

Potable Water (818) 548-2062

- ε No conflict.
- ε Additional comment(s) and/or attachment(s).
This project is in Crescenta Valley Water District service area please contact them.

Darrell Hahn Gerald Tom
Electrical Services Administrator Senior Civil Engineer



DH/GT:fg/sb

Engineering

PUBLIC WORKS ENGINEERING
- Land Development Section-

Comments/Conditions

No Comments

1. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements to be integrated into the design of the project. In addition, the applicant shall submit a Low Impact Development (LID) drainage system to the Building and Safety Division for review and approval.

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

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

4. A sewage capacity increase fee in the amount of \$4,438 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. The applicant shall dedicate to the City for street use purposes, a strip of land, 5-foot wide along the entire frontage of the property on Honolulu Avenue. The width of the parkway (curb face to new property line) shall be a total of 12 feet after the dedication.

6. 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.

7. 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 Honolulu Avenue and Alley in accordance with the Standard Plans for Public Works Construction (SPPWC) manual, to match and join existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works:

a. Remove all sidewalks and construct new sidewalks from existing back of curb up to the new property line.

b. Remove all landscaping and replace with sidewalks up to the new property line.

c. Remove and replace all broken curb and gutter.

d. The proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2.

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

f. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the

public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division.

g. All existing street pavement, traffic striping, street signs, 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.

8. Construction permits shall be 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 all permits and City inspections for work within the public right-of-way.

9. Traffic comments shall be provided separately.

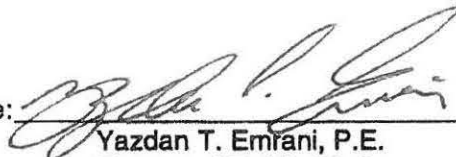
10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Case No.: PCUP 1913153

Address: 2941 – 2943 Honolulu Avenue

Case Planner: Milca Toledo

Signature: _____



Yazdan T. Emfani, P.E.
Director of Public Works

Date: _____

7/30/19

15300.2. EXCEPTIONS

- (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There are no unusual circumstances associated with the project site. The project is located on a relatively flat lot in an urban environment with similar and complimentary uses in the immediate project vicinity. The site is currently developed with an approximate 4,600 square-foot commercial building (built in 1983) and a surface parking lot. Presently, the building is vacant. According to City records, the building was last occupied by a tavern use on the ground floor and offices on the second floor. The property is zoned C1 (Neighborhood Commercial). Per GMC 30.12.020, multiple residential dwelling units are permitted in the "C1" zone in compliance with the R-1250 development standards (a CUP is required to allow residential uses on the ground floor). Furthermore, the project complies with the zoning standards in terms of density, setbacks, lot coverage, landscaping and open space. As indicated in the City's Safety Element, the project site is not within a liquefaction zone, landslide hazard zone, dam inundation zone, fault hazard zone or fire hazard zone.

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed use is consistent with the various elements and objectives of the General Plan. Residential uses on the ground floor are allowed in the (C1) – Neighborhood Commercial zone subject to approval of a Conditional Use Permit (CUP) and development in accordance with the (R-1250) – High Density Residential zone standards. The project, including the ground floor residential units, is consistent with the Land Use Element in that it will revitalize a currently vacant site, the design of which includes subterranean parking and a large landscaped area adjacent to Honolulu Ave. Vehicular access to the property is from Honolulu Ave. This portion of Honolulu Ave. (between La Crescenta Ave. to Lowell Ave.) is considered a minor arterial street in the Circulation Element of the City General Plan. This type of street is designed carry up to 30,000 vehicles per day. The project will increase housing type diversity and the opportunity to live in an area that has little recent residential development and is located in an easily accessible location consistent with the goals and objectives of the North Glendale Community plan.

The proposed project and the affordable housing contained within it, particularly fulfill two goals contained in the Housing Element in that it provides housing services that address groups with special needs. Goals of the Housing Element include providing a wide range of housing types to meet the needs of current and future residents and providing housing services that address groups with special needs. The project, including the provision to have ground floor residential units, is consistent with this Element in that the applicant is proposing to include affordable housing units pursuant to the Glendale Municipal Code and State Density Bonus law.

The Safety Element does not identify any hazards associated with the site. The adjacent Honolulu Ave. can accommodate the traffic generated as a result of the project. The Open Space and Conservation Element does not identify this site for open space purposes.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project is located in the C1 (Neighborhood Commercial) zone within the City of Glendale boundary limits on a 13,299 SF lot, which is far less than five acres. The project is located on the north side of Honolulu Ave. between Ramsdell and La Crescenta Ave. in an urban environment with similar and complimentary uses in the immediate project vicinity. Per GMC 30.12.020, multiple residential dwelling units are permitted in the "C1" zone in compliance with the R-1250 (High Density Residential) zone development standards that permits a maximum density of 34 units per acre. Based on the zoning designation and the lot area (13,299 square feet before dedication), a total of 10 units are permitted. The Zoning Code permits additional density of one for every 1,000 square feet of lot area on lots with frontages greater than 90 feet wide. Based on this provision, four additional units are allowed by right, bringing the total allowable base density to 13.2 units (which according to Density Bonus Law, must be rounded up to 14). However, the applicant is requesting that the City apply a base density of 13 for purposes of calculating the density bonus of 35 percent, which allows five additional units above the base density, for a total of 18 units. The project is located on the north side of Honolulu Ave. between Ramsdell and La Crescenta Ave.

- (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The subject and area surrounding the site has been developed, paved, or landscaped, which typically supports non-native plant species. Suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the subject site or adjacent areas, and there are no wildlife migration corridors. No riparian habitat, blue-line streams, or sensitive natural communities are located on the subject site or adjacent areas.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Parking for the project is provided within a one-level semi subterranean garage. Access to the 23-space, one-level semi-subterranean parking garage is on Honolulu Ave. via a driveway proposed at the eastern portion of the site. No vehicular access is proposed from the alley at the rear (north).

Based on the attached trip generation estimates staff conducted for the subject project, it is estimated to generate fewer than 50 net peak-hour trips, thus, no Traffic Impact Analysis is required.

Noise

The project is located in a developed urban area. The surrounding neighborhood is developed with a variety of commercial uses along Honolulu Ave. Residential dwellings, including units on the ground floor, are more prominent west of the subject site. Single- and multi-family residential units are located both north and south of Honolulu Ave. The proposed project would generate similar if not the same noise as other residential uses in the area. As a result, the project would not add substantial operational noise that would be audible above existing conditions.

A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed Project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: site grading, foundation, and building construction. The noise levels created by construction equipment would vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the equipment, and the type of operation being performed. However, all development within the project site will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday.

The proposed Project would have a minimal effect on the noise environment in proximity to the Project site. Noise generated by the proposed Project would result primarily from visitors, off-site traffic, and heating, ventilation, and air conditioning (HVAC) equipment. However, the proposed Project's mechanical equipment would need to comply with the City's Noise Ordinance, which establishes maximum permitted noise levels from mechanical equipment. Project compliance with the City's Noise Ordinance would ensure that noise levels from building mechanical equipment would not exceed thresholds of significance.

The proposed Project would be constructed using typical construction techniques and would minimize the use of pile driving for construction, thus reducing significant vibration impacts from pile installation. Heavy construction equipment (e.g., bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would most likely be limited to a few hours spread over several days during grading and excavation activities. As such, ground-borne vibration and noise levels associated with the proposed Project would be less than significant.

Air Quality

The California Emissions Estimator Model® (CalEEMod) was used to estimate air quality impacts during the construction and operation stages of the project. Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. A summary of the results are attached.

Water Quality

Implementation of the proposed project will require compliance with all the NPDES requirements including the submittal and certification of plans and details showing both construction and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. The submittal of a Standard Urban Stormwater Mitigation Plan (SUSMP), as approved by the City Engineer, will also be required to be integrated into the design of the project. Therefore, implementation of the proposed project is not expected to violate any water quality standards or waste water discharge requirements since the project will be required to comply with applicable permitting requirements.

(e) The site can be adequately served by all required utilities and public services.

The project site is a previously developed infill parcel and can be adequately served by existing public facilities.

Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential units or additions to existing units to assist in the construction

2941-2943 Honolulu Avenue

of or addition to schools. The State has determined that payment of the school fee mitigates impacts to schools to a level less than significant.

The Glendale Police Department (GPD) provides police services to the project site. The overall need for police protection services are not expected to increase significantly as a result of the proposed project as the project site is located in an already urbanized area.

The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers, and to submit plans to the Glendale Fire Department at the time building permits are submitted to ensure adequate fire flow protection.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 2941-2943 Honolulu Ave.

Project
Case No.: PCUP 1913153

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date:10-28-2019

Print Name: Sarkis Hairapetian
Title: Pr. BCS. Dept. B&S. Tel.: X-3209

Conditions:

- 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
- 3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
- 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plans check and permit.
 Note: per section 4.106.4.2 for new multifamily dwellings, 17 or more units minimum one EVCS, Electric Vehicle Charging Space is required. Please see subsequent section 4.106.4.2.1 & 4.106.4.2.2 for location and dimensions.
- 5. Comply with GBSC 2017, section 117 for "Refuse and Recycling Storage" rooms.



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

January 9, 2020

Garo Nazarian
Domus Design
109 East Harvard Street – Suite No. 306
Glendale, Ca. 91205

**RE: 2941- 2943 HONOLULU AVENUE
CONDITIONAL USE PERMIT NO. PCUP 1913153**

Dear Mr. Nazarian:

On December 18, 2019 the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit to allow multi-family dwelling units on the ground floor of a proposed project located in the "C1" - (Neighborhood Commercial) zone, located at **2941 – 2943 Honolulu Avenue**, described as a Portion of Lot 14, Block E, Crescenta Canada Tract, in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL

Conditional Use Permit

- (1) To construct an 18-unit density bonus housing project with an affordable housing component providing residential uses at the ground floor level (G.M.C. 30.12.020 B, Table 30.12-A)

CODE REQUIRES

Conditional Use Permit

- (1) Multiple-residential dwelling units at the ground floor level subject to the provisions of the R-1250 zone require approval of a conditional use permit.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 32-inch, "In-fill Development Projects" exemption pursuant to state CEQA Guidelines Section 15332 because the project meets all the conditions for an in-fill development project.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **APPROVED WITH CONDITIONS** your application based on the following:

A. The proposed use will be consistent with the various elements and objectives of the general plan.

The proposed use is consistent with the various elements and objectives of the General Plan. Residential uses on the ground floor are allowed in the (C1) – Neighborhood Commercial zone subject to approval of a Conditional Use Permit (CUP) and development in accordance with the (R-1250) – High Density Residential zone standards. The project, including the ground floor residential units, is consistent with the Land Use Element in that it will revitalize a currently vacant site, the design of which includes subterranean parking and a large landscaped area adjacent to Honolulu Avenue. Further, the project will increase housing type diversity and the opportunity to live in an area that has little recent residential development and is located in an easily accessible location consistent with the goals and objectives of the North Glendale Community plan. The proposed project and the affordable housing contained within it, particularly fulfill two goals contained in the Housing Element in that it provides housing services that address groups with special needs. The Safety Element does not identify any hazards associated with the site. The adjacent Honolulu Avenue can accommodate the traffic generated as a result of the project. The Open Space and Conservation Element does not identify this site for open space purposes. Therefore, the application is consistent with the various elements and objectives of the General Plan.

It should be noted, that the proposed project will comply with Government Code Section 65915 and Municipal Code Section Chapter 30.36 as it relates to affordable housing and density bonus incentives. Since the project meets the requirements of Government Code Section 65915 Chapter 30.36, they are entitled to three concessions.

The subject building will comply with the minimum landscaping requirements, setbacks, and will be required to obtain approval from the Design Review Board, all of which will ensure architectural compatibility and proper buffering between neighboring properties.

B. The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare or the environment. The project is located in a

neighborhood where both commercial and residential uses are permitted and currently in existence. Apartments with ground floor residences are prevalent along Honolulu Avenue to the west of the project site. Therefore, the proposed use will be consistent with other apartment uses in the neighborhood. The provision of dwelling units on the ground floor, permitted or granted variances in other areas of the City, have not proven to be detrimental to those neighborhoods.

C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The surrounding area is developed, and has been for many years, with a variety of commercial uses along Honolulu Avenue. Single- and multi-family residential units are located both north and south of Honolulu Avenue and west of the subject site. Given the mixed use nature of the surrounding neighborhood, ground floor residential units are not anticipated to adversely impact adjacent uses. Further, the foot traffic that the proposed high density residential development may bring will be beneficial to the neighborhood businesses. There is very limited vacant land in the surrounding neighborhood and, therefore, development of residential dwelling units on the ground floor will not impede new development in the area.

D. Adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use, including the residential units at the ground level. Public facilities such as gas, electricity, water and sewer are in place adjacent to the subject site and the surrounding neighborhood. Glendale Water and Power does not anticipate issues serving the project site. The project proposes to provide the minimum 25% landscape requirement per Zoning regulations. The project includes affordable housing units in accordance with SB1818. Parking requirements for projects utilizing SB1818 are one parking space for one (1)-bedroom units and two parking spaces for two bedroom units. These ratios are inclusive of handicapped and guest parking spaces. As proposed, the project will require thirty (30) parking spaces total; however, twenty-three (23) parking spaces total will be provided. As part of the Density Bonus request, one of the three incentives/concessions is to allow a seven-space parking shortfall. Driveway access to the property is from the eastern portion of the site. Traffic and Transportation staff did not cite concerns related to this driveway location.

The portion of Honolulu Avenue (between La Crescenta Avenue to Lowell Avenue) is considered a minor arterial street in the Circulation Element of the City's General Plan. This type of street is designed to carry up to 30,000 vehicles per day. The proposed project to allow multi-family housing on the ground floor and eliminate commercial uses will have a positive impact on traffic counts since commercial uses typically have more trips throughout the day than residential uses.

CONDITIONS OF APPROVAL

APPROVAL of the Conditional Use Permit shall be subject to the following:

1. The development shall be in substantial accordance 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. All necessary permits (i.e., building, fire, engineering, etc.) including individual sign permits and encroachment permits, shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That Design Review Board approval shall be obtained prior to issuance of a building permit.
4. That the applicant shall comply with all Section/Department requirements as specified in their memos to the satisfaction of the City or Department Director. These memos include but are not limited to GWP (July 18, 2019) and Public Works Engineering (July 30, 2019).
5. That if any buildings, sidewalks, curb, or gutter, fencing or landscaping areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be required to be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.
6. That adequate means be provided for the collection of solid waste generated at the site and that all recycling items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator.
7. That any proposed exterior lighting shall be directed on the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Hearing Officer.

8. That a landscape plan proposing water conserving materials and including a complete irrigation plan shall be prepared by a person licensed to prepare such plans and shall be approved by the Design Review Board prior to the issuance of a building permit.
9. Landscape areas shall be maintained in good condition with live plants and free of weeds and trash.
10. That the method of discharge of the on-site drainage shall be approved by the Director of Public Works.
11. That a grading permit shall be obtained for the subterranean garage.
12. The premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Conditional Use Permit are complied with.
13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
14. That any expansion or modification of the facility or use shall require a new conditional use permit application. Expansion shall constitute adding of additional units, floor area, or any physical change as determined by the Planning Hearing Officer.
15. That the project shall comply with applicable density bonus provisions of Title 30.

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 **January 24, 2020** 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 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, administrative use permits, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer). 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 conditional use permit 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 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by a conditional use permit 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 conditional use permit 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 conditional use permit.

CESSATION

A Conditional Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Conditional Use 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 who acted on this case. This would include clarification and 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.

Sincerely,
Philip Lanzafame
Director of Community Development



Bradley M. Collin
Planning Hearing Officer

BC:MT:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/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 – Milca Toledo