



**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

May 6, 2020

Viola Partners, LLC  
Attn: Armen Hartootun  
520 North Central Avenue, Suite 650  
Glendale, CA 91203

&

Techna Land Co., Inc.  
Attn: Hayk Martirosian  
1545 North Verdugo Road, Suite 2  
Glendale, CA 91208

**RE: 1212 VIOLA AVENUE  
TENTATIVE TRACT MAP NO. 82878  
TENTATIVE TRACT MAP CASE NO. PTTMCP 1922954**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on **May 6, 2020**, conducted a public hearing and **APPROVED WITH CONDITIONS [forty-seven (47) conditions]**, for a tentative subdivision map filed showing a new development of land located at **1212 Viola Avenue** for the purpose of creating a new six (6) condominium units in the "R-1250" - (High Density Residential) Zone, described as Lot 114 of Casa Verdugo Villa Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 9, Page 110 of Maps, in the office of the County Recorder of said County. The subdivision is subject to compliance with the State Subdivision Map Act, Chapters 16.32 (Final Maps) and 16.16 (New Condominiums) of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303(b) of the State CEQA Guidelines because the development results in six or fewer units.

A copy of the adopted motion is enclosed.

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### APPEAL PERIOD

The applicant's attention is called to the fact that this approval 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 Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (MAY 18, 2020)**, following the date of the Planning Commission's action, 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 so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within ten (10) days following the actual date of the decision. Information regarding appeals, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the MAY 18, 2020 deadline (mailed to Community Development Department – Planning Division, Attention Aileen Babakhani, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Aileen Babakhani at [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov)) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

### APPEAL FORMS available on-line

<https://www.glendaleca.gov/home/showdocument?id=11926>

If you have any questions, please do not hesitate to contact me at [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov)

Sincerely,

Phil Lanzafame  
Director of Community Development

Aileen Babakhani  
Planner

AB:sm



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CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Dir. Of Public Works (Y.Emrani); 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. Alshanti/B.Ortiz/E.Olsen); 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/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Aileen Babakhani.

## **MOTION**

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Shahbazian, that upon review and consideration of Tentative Tract No. 82878, and after reviewing the records, files, report, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 82878 is hereby **APPROVED** subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.32 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the forty-seven (47) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The density of the subject tract is 34 dwelling units per acre, which is consistent with the R-1250 Zone, and the high density residential standards of the Land Use Element; Viola Avenue has been designated as a local street according to the 1998 Circulation Element; the project site is located in an area where the ambient noise contour level is 60-65 CNEL, as shown on the map of the 2030 Noise Contours of the City's Noise Element and the on-site acoustical characteristics will be suitable for residential living; the project is compatible with the goals and objectives of the Housing Element as it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1), it provides increased opportunities for home ownership (Goal 3), it provides equal housing opportunities for all persons (Goal 5), and provides housing that is sensitive to environmental and social needs (Goal 6); the Recreation Element places the subject property in Recreation Planning Area No. 3, which is the largest of all the Recreation Planning Areas and is served by three parks and one special service facility; the applicant is subject to payment of park fees to offset impacts to parks; the Historic Preservation Element does not identify any historical sites in the project area; the Safety Element does not identify major hazards that could impact development in the subject area; the Open Space Element does not designate this site as open space.
- B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements cited in the preceding paragraph. No Specific Plans are applicable to the project site and its environment.
- C. The site is physically suitable for the proposed multi-family residential development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and

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power facilities for this project exist adjacent to the project site and will be provided to the development in accordance with requirements of the Glendale Water and Power Division.

- D. The site is physically suitable for the proposed density. The project will provide for a density equal to that allowable under the existing R-1250 zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.
- E. Adherence to the development criteria and conditions of approval will prevent substantial environmental damage and any impact to fish or wildlife or their habitat. This development is exempt from environmental review in accordance with the California Environmental Quality Act, as a Class 3 under a Categorical Exemption (New Construction or Conversion of Small Structures), pursuant to Section 15303(b) of the State CEQA Guidelines because the development results in six or fewer units.
- F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and prevent any serious public health problems.
- G. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site.
- H. The sanitary sewer system is adequate to accommodate new developments in this area, and discharge of waste into the system from this project will not violate water quality standards.
- I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.
- J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design, and configuration, etc.

## **CONDITIONS**

### **Public Works Department Requirements** **Engineering & Land Development**

1. The applicant shall comply with all the requirements under Grading Permit No. 1885.

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2. A Tract Map shall be required. The subdivision project shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or to be paid prior to recording of final map, shall be based on the fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the Director of Public Works office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
3. Remove all existing improvements within the 2.5-foot alley dedication. Reconstruct the alley to conform to the City Standard Alley Section.
4. 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.
5. 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 Viola Avenue, 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 broken curbs, gutters, sidewalks, landscaping, and irrigation along the entire frontage of the property and construct new concrete integral curb and gutter, sidewalk, landscaping, and irrigation.
  - b. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, sidewalk, landscaping, and irrigation as necessary.
  - c. The proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2.
  - d. 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.
6. 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 owners.
7. The entire asphalt concrete roadway and concrete alley within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the street pavements.
8. Alley improvement plans prepared by a registered Civil Engineer, licensed in California, shall be submitted to Public Works – Land Development Section for review and approval.

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In addition, the plans shall show the location of existing and proposed utilities and appurtenances (i.e. water meters, pull boxes, manholes, street lights, fire hydrants, etc.).

9. 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.
10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

**Public Works Department Requirements**  
**Maintenance Services/Urban Forester**

11. Developer must follow City Tree Protection Standards, with modifications for parkway protection where fencing can be limited to the width and length of the parkstrip, from the property line to the concrete walk in the middle of the parkstrip.
12. One (1) *Lagerstroemia x fauriei* (Crape myrtle), 24" box size street tree shall be planted in the public right-of-way on Viola Avenue.
13. Developer must follow City Tree Planting Standards and Specifications.
14. Developer must contact urban forester 48 hours prior to tree delivery in order to arrange for inspection upon delivery.
15. Developer and owner must ensure that water is provided to all street trees during project and post-project as required in GMC 12.40.030A.
16. Developer must see that trees are in good condition at the time of the project completion, and will be required to remove and replace existing street trees in the event of tree decline or death at inspection.

**Community Development Department Requirements**  
**Planning Division**

17. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
18. The project shall be designed to accommodate a maximum of six (6) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.

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19. The project shall comply with the design approved in Design Review Case No. PDR 1807681.
20. All ground and roof-mounted equipment shall be fully screened from view.
21. The applicant shall modify the building permit for construction of a new condominium, not an apartment building. The building shall comply with new condominium standards in GMC Chapter 16.16.
22. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
23. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
24. The applicant shall pay all appropriate development impact fees established by City ordinance and resolutions to the satisfaction of the Building Official.
25. All electrical, communication, fire alarm, and television service shall be provided underground.
26. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.
27. The guest parking spaces must be marked and accessible (either located within an ungated parking area or within a gated parking area that has intercom access) to the satisfaction of the Director of Community Development.
28. The Covenants, Conditions and Restrictions (CC&Rs) for the project shall include a provision for the maintenance of the gates to the parking garage.
29. The parking spaces required for each unit shall be assigned and specified in the CC&Rs and condominium plan to the satisfaction of the Director of Community Development.
30. Each residential unit shall have 90 cubic feet of private storage space per the Glendale Municipal Code, and designated in the CC&Rs.
31. Any changes to CC&Rs will require the approval of Director of Community Development.

#### GWP (Electric Engineering) Requirements

32. Tract Map needs to reflect the new Easement (not yet recorded) along the rear property line. Easement will be 2'-6" west of new rear property line for entire width of property. Easement for electrical.
33. The subdivider shall provide a street lighting system in accordance with plans approved by GWP Street Light Engineering at the project's expense. The new street light standards shall be fed from an underground circuit.

#### GWP (Water Engineering) Requirements Backflow Prevention

34. Backflow prevention (BFP) devices are required for the following water services:



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- Potable Water, Irrigation
- Potable Water, Fire
- Potable Water, Multi-family (4 units +)
- BFP requirements shall apply as below:

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 Division 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.

35. 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)
36. 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).
37. 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.

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## **GWP (Water Engineering) Requirements**

### **Potable Water**

38. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
39. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
40. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). If developer elects to read, invoice and maintain individual meter, GWP will require a master meter which will be installed at the curb side per GWP specifications. The water meters are to be installed per GWP specifications. Meter locations must be approved by GWP.
41. 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.
42. 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.
43. 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.
44. 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.
45. 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.

### **Miscellaneous Requirements**

46. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide

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the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.

47. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this **6<sup>th</sup> day of May, 2020.**

This motion shall take effect and be in force upon the tenth (10th) day after its passage.

VOTE

Ayes: Lee, Minassian, Shahbazian, Chraghchian  
Noes: None  
Absent: None  
Abstain: None