



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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Glendale, CA 91206-4311
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glendaleca.gov

February 17, 2021

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

**RE: 610 WEST BROADWAY
SUBDIVISION OF LAND - TENTATIVE TRACT NUMBER 83052
CASE NO. PTTMCP 2005724**

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on February 17, 2021, conducted a public hearing on your application and **APPROVED WITH CONDITIONS (50 conditions)**, for a request to subdivide an approved commercial development currently under construction into twenty-eight (28) commercial units for condominium purposes in the "SFMU" - (Commercial/Residential Mixed Use) zone, located at **610 West Broadway**, described as Lots 1 and 2, Tract No.10419, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was certified and adopted for this project on September 29, 2009.

A copy of the adopted motion is enclosed.

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 (MARCH 1, 2021)**, following the date of the Planning Commission's action.

Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the ten (10)-day period, on or before **MARCH 1, 2021**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00

p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORM is also available on-line:

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

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 MARCH 1, 2021 deadline (mailed to Community Development Department – Planning Division, Attention Roger Kiesel, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Roger Kiesel at rkiesel@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 Roger Kiesel at 818-937-8152 to make arrangements with the cashier. Note: The standard 2.5% fee for **credit card payment** applies.

If you have any questions, please do not hesitate to call me at (818) 937-8152..

Sincerely,

Phil Lanzafame
Director of Community Development Department



Roger Kiesel
Senior Planner

RK: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); Dir of Public Works (Y.Emrani); Traffic & Transportation Section (P.Casanova); 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. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian); and case planner-Roger Kiesel.

MOTION

(TENTATIVE TRACT NUMBER 83052)

Moved by Commissioner Shahbazian, seconded by Commissioner Chraghchian, that upon consideration of Tentative Tract No. 83052, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 83052 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 fifty (50) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The retail and general/medical offices uses proposed within the development are consistent with commercial/service designation of the Land Use Element; West Broadway abuts the site and its improvements meet the standards for a minor arterial street, as stated in the Circulation Element; on-site noise levels are 70 CNEL and above, which is conditionally acceptable for commercial office development with conventional construction methods; the Recreation Element places the property in Recreation Planning Area No. 7, and it does not identify the subject site for recreational purposes; the Historic Preservation Element does not identify any historical sites on the project site; the Safety Element does not identify hazards that could impact development in the subject area.
- 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.
- C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for commercial construction. The Safety Element indicates that the project site is not subject to geologic or seismic hazards. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project exist adjacent to the project site and will be provided to the development in accordance with requirements of Glendale Water and Power.
- D. The site is physically suitable for the proposed development. The project is 58 feet in height and 4-stories, which is within the development standards of the SFMU zone and the commercial/services land use designation.
- E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. A Mitigated Negative Declaration was certified for this project on September 29, 2009.

- F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the surrounding commercial and residential environment, protect the public health and welfare, and prevent any serious 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 Engineering Requirements

1. The applicant shall comply with all Engineering Requirements under Grading Permit No. 1807.
2. A Tract Map shall be required. The subdivision 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 prior to recording of the 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. The 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 \$3,915 will be assessed. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
5. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb.

6. Remove all broken curb, gutter, and sidewalk, along the entire street frontage of the property and construct new concrete new curb, gutter, and sidewalk.
7. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, and sidewalk.
8. The proposed driveway apron on shall be constructed per SPPWC Standard Plan No. 110-2.
9. The entire asphalt concrete roadway pavement within the vicinity of the property will be inspected after the completion 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 asphalt concrete pavement, restoration of parking restriction curb painting and striping, and restoration of landscaping and irrigation if necessary, at no cost to the City and to the satisfaction of the Director of Public Works.
10. 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 project. The applicant shall coordinate all such work with the respective utility owners.
11. All existing street appurtenances including traffic striping, utilities, street signs, curb paintings, landscaping, and tree wells 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.
12. Traffic comments shall be submitted separately.
13. 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.
14. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Public Works Department Maintenance Services Requirements

15. Indicate on plans three (3) *Zelkova serrata* (sawleaf zelkova) trees along the West Broadway frontage, and location of new tree wells within City right of way, which should be no less than six (6) feet by six (6) feet in length and width.
16. Trees shall be 24" box in size and meet City standards for nursery stock and planting specifications.

17. Trees should be planted in the center of the parkway to be spaced equidistant from each other and from hardscape boundaries. Major modifications to placement or species shall be approved by Forestry.
18. Developer shall devise a long-term irrigation system for the new trees within the City right-of-way to ensure their establishment, development of deep roots, and long-term survival.

Planning Division Requirements

19. 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 by staff shall 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.
20. The project shall be designed to accommodate a maximum of twenty-eight (28) commercial units in substantial conformance with the vesting tract map and preliminary development plans submitted therewith.
21. All ground and roof-mounted equipment shall be fully screened from view.
22. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
23. Impact fees shall be paid prior to final map approval.
24. All electrical, communication, fire alarm, and television service shall be provided underground.
25. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.

Building and Safety Requirements

26. 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. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pools.
27. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Series, Planning, etc.), for the inspection to ascertain that all conditions of approval of this application are complied with.

28. Building areas are allowed to be increased per 506.3 when automatic sprinkler system is used. These increases are not allowed in addition to height and story increase per 504.2.
29. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
30. 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 plan check and permit. New construction shall comply with Glendale's CalGreen Sections 4.106.4.2 (Item #6) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code.
31. Comply with GBSC 2017, section 117 for "Refuse and Recycling Storage" rooms.

GWP Requirements

32. Existing street light facilities shall be protected in place and be accessible to GWP personnel at all times.
33. Relocation of any existing underground street light system in conflict with the project shall be at the applicant's expense. All connections, splices and wiring of the system shall be done by Glendale Water and Power. The relocation of the street light substructure shall be done by the project in accordance with the plans approved by GWP Street Light Engineering.
34. The project is responsible for maintaining minimum clearance of eighteen (18) inches from the face of the power pole to the curb or driveway.
35. There is a high voltage transmission line on the pole-line at the rear of the property. Construction will intrude into the 10-foot clearance requirement from GWP high voltage overhead lines during construction. The maintenance of the radial 10-foot clearance during construction is the sole responsibility of the contractor. The contractor shall notify GWP, Electrical Engineering when there is a need to work within the 10-foot radial clearance.
36. Backflow prevention (BFP) devices are required for each service connection(s) per the GWP Cross-Connection Control Program and Glendale Municipal Code. BFP device locations shall be approved by both Glendale Water and Power and the Planning Division prior to their installation. BFP are required to be installed as close as practical to the point of connection for meter service/water distribution system projection on the domestic, irrigation, and fire services. Installation of the BFPs must meet the 12" minimum – 36" maximum 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 shall be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health.

37. A separate fire line is required. 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 shall submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer and model number of the approved DCDA.
38. A Reduced Pressure Principle (RP) Backflow Prevention Assembly shall be installed as close as practical to the potable service for multi-family, 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 shall submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer and model number of the approved RP.
39. STD Detail Drawings 6561-A, 6528-A and 6762-A shall be inserted on plans and specify location/manufacturer/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.
40. Proposed fire service DCDA Wilkins 350 VU is not acceptable at its current location. The new proposed location shall be in the front of the building within a planter area adjacent to the driveway. The applicant shall provide the size, manufacturer and model number with plan submittal.
41. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
42. A complete set of plumbing plans and fire sprinklers 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.
43. Any water service or fire line connection must be permanently abandoned by Glendale Water and Power when no longer needed by the customer.
44. Water service or fire line service shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.

45. 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 recycling water service to the property as well as offsite water facility improvements necessary to provide fire flow as require.
46. 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.
47. The owner shall be responsible to install all required pressure reducing valves as needed for the domestic and irrigation services.

Community Services and Parks

48. The project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset the impacts on parks, recreation and library facilities. The developer shall complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based on the net new square footage and/or new units added.

Miscellaneous Requirements

49. 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 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.
50. 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 17th day of February, 2021.

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

Vote as follows: Ayes: Chraghchian, Fuentes, Lee, Shahbazian, Minassian
Noes: None
Abstain: None
Absent: None

