



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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Glendale, CA 91206-4311  
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glendaleca.gov

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February 2, 2022

Alis Mirzakhani and Vanik Manook  
1725 Melwood Drive  
Glendale, CA 91207

&

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

**RE: 421 SALEM STREET  
TENTATIVE TRACT MAP NO. 83552 (Case No. PPM 2115551)**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on February 2, 2022, conducted a public hearing on your application and **APPROVED WITH CONDITIONS** [sixty (60) conditions], for a tentative subdivision map filed for a proposed development of land at 421 Salem Street for the purpose of creating a two-story, three-unit multi-family residential condominium project, in the "R-1650" - (Medium High Density Residential) Zone, described as Lot 49, Tract No. 839, in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 3 - "New Construction" pursuant to state CEQA Guidelines Section 15303 of the State CEQA Guidelines because the project involves the construction of a new three-unit multi-family residential project in a multi-family residential zone.

A copy of the adopted motion is enclosed.

## 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 (FEBRUARY 14, 2022)**, 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 FEBRUARY 14, 2022, deadline (mailed to Community Development Department – Planning Division, Attention Milca Toledo, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Milca Toledo at Mitoledo@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.

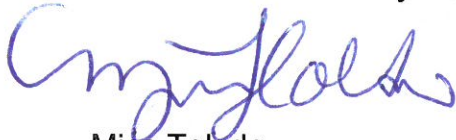
### APPEAL FORMS available on-line

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

If you have any questions, please do not hesitate to call me at (818) 937-8181  
(email: [Mitoledo@glendaleca.gov](mailto:Mitoledo@glendaleca.gov)).

Sincerely,

Phil Lanzafame  
Director of Community Development Department



Mica Toledo  
Senior Planner  
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- (S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); 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.

## MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Shahbazian, that upon consideration of Tentative Tract No. 83552, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 83552 (Case No. TTMCP2115551) is hereby exempt from CEQA review as a per State CEQA Guidelines, Section 15303, Class 3 “New Construction” and approved subject to compliance with the State Subdivision Map Act, Chapters 16.32 and 16.16 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the sixty (60) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. Zoning regulation for the lot allow 26 units per acre in the R-1650 Zone, which is consistent with the Medium high density residential standards for this zone in the Land Use element. Salem Street is classified as a Local Street. Local Streets are streets that perform a variety of functions and accommodate both vehicular, bicyclist, and pedestrian traffic. In most instances, they serve the residential needs of the immediate community, carrying low volumes of traffic to and from collectors and arterials. Since the primary functions of a local street is to provide access to adjacent properties, they should not carry through traffic. The street right-of-way width is 34 feet and consistent with the Circulation Element, which can adequately serve the project. The project is located in an acceptable noise level area for multi-family uses where the noise levels are between 60 to 65 dB CNEL, which is considered “conditionally acceptable” for multi-family residents in the Noise Element. The development is consistent with the Housing Element because it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1) and the proposed project provides increased opportunities for home ownership (Goal 3), provides equal housing opportunities (Goal 5), and provides housing that is sensitive to environmental and social needs (Goal 6). The Recreation Element places the property in Recreation Planning Area No. 6, serviced by two parks – Fremont Park and Milford Mini-Park (8.26 acres total park acreage). Also, the proposed project provides a private patio(s) and/or a balcony(s) per unit in compliance with Zoning regulations associated with private open space. Additionally, the project provides common open space for the residents. The applicant is subject to payment of parks fees to offset impacts to parks. The Seismic and Safety Elements do not identify major hazards that could impact development in the subject area. The Open Space Element does not designate this site as open space so it is suitable for multi-family residential purposes.

The Historic Preservation Element does not identify any historical sites in the project area. Based on the City Building Permit records, the existing structure at 421 Salem Street proposed to be demolished was constructed circa 1919. The building was identified in the South Glendale Historic Resources Survey as not

being eligible for designation at the local, state, or federal level with a State Historic Resource Code of "6Z", indicating that it has undergone significant exterior modifications, thus, not eligible for the Glendale Register of Historic Resources or listing at the state or national levels. It is, therefore, not considered a historic resource under the California Environmental Quality Act (CEQA). The Planning staff concluded that the building is not architecturally rear or significant nor was it considered a historic resource pursuant to Section 15.20.020 of the Glendale Municipal Code. Based on discussion with the historic preservation staff, it was determined that the residence does not possess sufficient historical or architectural significance to merit listing in the Local, State or Federal level of Historic Resources, and it therefore is not a historic resource under CEQA.

- 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 development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Seismic 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 power facilities for this project will be provided to the development in accordance with requirements of the Power and Water Division.
- D. The site is physically suitable for the proposed density. The project will provide for a density that is allowed under the existing R-1650 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 any substantial environmental damage.
- 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 health problems as a result of development of this condominium project.
- 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 and all appropriate easements are shown on the map and provided for in the conditions of approval.

- 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. This is ensured through building permit requirements and inspections and public works conditions of approval.
- 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 because setbacks are provided to ensure adequate natural light and ventilation opportunities and the building will be built to Cal Green standards as part of the building permit process.

#### Public Works Department Requirements

1. A Tract Map shall be required. The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances to 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. Survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
2. That the project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.
3. That the proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.
4. That 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. That the developer shall remove all broken curb, gutter, sidewalk, landscaping, and irrigation along the entire frontage of the property and construct new concrete integral curb and gutter, sidewalk, landscaping, and irrigation.
6. The proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2.
7. That any unused driveway apron shall be removed and replaced with new integral curb and gutter, sidewalk, landscaping, and irrigation as necessary.
8. That the entire asphalt concrete roadway pavement within the vicinity of the property shall 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 asphalt concrete pavement the satisfaction of the Director of Public Works.

9. 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, and shall coordinate all such work with the respective utility owners.
10. Separate permits are required for all work within the public-right-of-way. All applicable offsite 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.
11. That all existing street appurtenances including traffic striping, street signs, curb paintings, tree wells, utilities, and all other improvements within the public right-of-way and easement that were damaged, removed or relocated during construction shall be restored to the satisfaction of the Director of Public Works.
12. Additional requirements may apply after the initial submittal of the final engineering plans for the building plan checking as required by and to the satisfaction of the Director of Public Works.
13. The applicant shall submit trash and recycling plans in compliance with Glendale Building Code 4101-4103 to the satisfaction of the Director of Public Works.
14. That the applicant shall remove one existing City tree, a camphor (*Cinnamomum camphora*), and plant two new two new street trees within the public right of way. Trees should be 24-inch box in size, meet City standards for nursery stock and planting specification, planted in the center of the parkway, to be spaced equidistant from hardscape boundaries to the satisfaction of Urban Forestry.
15. That the applicant shall plant two 24-inch box Chinese pistache (*Pistacia chinensis*) trees to the satisfaction of Urban Forestry.
16. That the developer shall devise a long-term irrigation system specific to the new trees within the City right-of-way to ensure their establishment, development of deep roots, and long-term survival and indicate this system on the landscape plans to the satisfaction of Urban Forestry.
17. That the developer must contact the Urban Forester 48 hours prior to trees being delivered to arrange for inspection prior to planting.
18. That the developer must see that the trees are in good condition at the time of the project completion.

#### Building Division Requirements

19. 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.
20. That a separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.

21. 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 Tentative Tract Map are complied with.
22. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
23. 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 as required by the Glendale Municipal Code or other acts of law.

#### Fire Engineering Requirements

24. That an automatic fire sprinkler system shall be installed throughout the new structure in accordance with the recommendations of NFPA 13 and the requirements of the Glendale Building and Safety Code.
25. That the developer shall submit plans and permit application to the Fire Department within 30 days of issuance of the building permit.
26. That riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted.
27. That quick response sprinkler heads shall be required throughout the structure unless contraindicated, and flat concealed sprinkler heads are required in all habitable areas to the satisfaction of the Fire Engineering Department.
28. That automatic fire sprinkler riser and Fire Department Connection (FDC) shall remain visible from the street) and Fire Alarm Control Panel (FACP) shall be shown on the architectural and landscaping plans (FDC only), and provide a three -foot clear pathway from FDC to sidewalk; pathway shall be clearly marked on the plans to the satisfaction of the Fire Engineering Department.
29. That the developer shall contact GWP Water Engineering regarding the location and model of a backflow prevention device and water meter when installing a fire water line. The model, location, setback and obscuring of backflow prevention device (may not be visible from the street) shall be to the satisfaction of the Director of GWP, Director of Community Development and Fire Engineering Department. GWP and CDD Zoning approval is required prior to submitting plans for Fire Department approval.
30. That the project shall provide an emergency access walkway leading from fire apparatus access road to exterior opening per the CFC; access walkway must be able to accommodate a 20-foot long ladder. Landings shall be provided beneath rescue windows or doors to provide fire department access around the home. The architectural and landscape design shall not obstruct or hinder access and placement of fire department ladders.



31. That the project shall provide emergency escape for basements and sleeping rooms below the fourth story above grade plane, and shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.

#### Planning Division Requirements

32. 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 the Planning staff 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.
33. The project shall be designed to accommodate a maximum of three (3 dwelling units) in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
34. All ground and roof-mounted equipment shall be fully screened from view.
35. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
36. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
37. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.
38. That the applicant shall pay all appropriate development impact fees established by City ordinance and resolutions to the satisfaction of the Building Official.
39. All electrical, communication, fire alarm, and television service shall be provided underground.
40. That the applicant shall provide the following information in the CC & R's to the satisfaction of the Director of Community Development:
  - a. That the project shall provide eight parking spaces total (2.5 parking spaces per unit).
  - b. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes, security gates and 90 cubic feet of storage per unit.
  - c. Any changes to CC & R's will require the approval of the Director of Community Development.

#### GWP (Electric) Requirements

41. That the Tentative Tract Map shall reflect information pertaining to the electrical easement required for this project. The Final Tract Map shall incorporate the recorded electrical easement information.

42. That 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.
43. That any work to be done by Glendale Water & Power, as a result of this project, shall be coordinated with GWP Street Light Engineering department in advance at the Developer's expense.
44. That all existing overhead street light feed will be converted to underground at the project's expense. All connections, splices and wiring of system shall be done by Glendale Water & Power.
45. That the applicant shall provide GWP an easement on the easterly property line for existing street lighting overhead power lines to the satisfaction of the Director of Glendale Water and Power.
46. That the project shall provide a 10-foot radial clearance from all overhead electrical lines during construction, including construction equipment. If the 10-foot radial clearance cannot be met, the applicant shall contact GWP Electrical Engineering Department.
47. That the project shall provide and maintain a minimum clearance of 18-inches from the face of the power pole to the curb or driveway.

#### GWP (Water) Requirement

48. That backflow prevention devices are require for the following water services:
  - Portable water, irrigation
  - Portable water, fire
  - Backflow prevention (BFP) devices are required for each service connection listed above per the GWP Cross-Connection Control Program and the Chapter 13.32 (GMC). Backflow prevention device locations must be approved by both GWP and Planning Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12-inch min-36-inch max above finished street grade, 24-inch minimum front clearance, 12-inch 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 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 before service can be granted.

- 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. The developer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA to the satisfaction of the Director of GWP. Refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements.
  - A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family residential projects 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. The customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP to the satisfaction of the Director of GWP.
  - 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.
49. That the applicant is responsible for the cost of a water service or fire line installation in accordance with the water fee schedule and to the satisfaction of the Director of Water and Power.
50. That 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 to the satisfaction of the Director of Water and Power.
51. That 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 the ground level only and accessible to GWP personnel. Installation and location must be approved by Glendale Water and Power and to the satisfaction of the Director of Water and Power.
52. That any water service or fire line shall have a separate connection to the portable water main. A single connection that combines domestic and fire protection is not allowed.
53. 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 to the satisfaction of the Director of Water and Power.
54. Fire Department approval/exemptions shall be obtained when determining if the 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 off-site water facility improvements necessary to provide fire flow as required by and to the satisfaction of the Glendale Fire Department and the Director of GWP.

55. That 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.
56. That the developer shall contact GWP Water Engineering prior to construction.
57. That the following General Notes be included on the Tract Map: 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 the project's expense.

#### Community Services and Parks Requirements

58. The project is subject to the appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation, and library facilities.

#### Miscellaneous Requirements

59. 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.
60. 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 2<sup>nd</sup> day of February, 2022.

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

#### VOTE

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