



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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July 20, 2022

Philip Kroskin
7902 Westpark Drive
McLean, VA 22102

&

Rodney V. Khan
Khan Consulting, Inc.
P.O. Box 816
Montrose, CA 91021

**RE: Tentative Parcel Map Case No. PPM2112522 (GLN NO. 1643)
520 AND 534 NORTH GLENDALE AVE.**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on July 20, 2022, conducted a public hearing on your application and **APPROVED WITH CONDITIONS (seventy-nine (79) conditions)**, for a tentative parcel map application to consolidate nine (9) existing lots into one (1) lot with a new combined total area of 55,844 square feet. The proposed project involves demolition of the existing 17,794 square-foot one-story commercial building (retail store) and parking lot (built in 1972 and 1989 respectively) in order to construct a new 114-bed, 3-story, 85,505 square-foot medical residential congregate facility with a one-level subterranean parking garage (51 parking spaces), in the "C2 - Community Commercial, Height District I (C2-I) Zone, located at **520 and 534 North Glendale Avenue**, described as Portions of Lot 1 and Portion of Lot 2 of Tract No. 4142, and Portions of Lot A, Lot 1, and Lot 2 of Tract No. 1374 in the City of Glendale, in the County of Los Angeles, State of California, as per Map recorded in Book 44, Page 23 of Maps, and in Book 18, Page 100 of Maps, in the Office of the County recorder of said County (APN's 5645-001-038 and 5645-001-042).

ENVIRONMENTAL DETERMINATION

The project is exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because the project meets all the conditions for an infill development project.

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 (AUGUST 1, 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 AUGUST 1, 2022 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) 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) 937-8131 (email: ababakhani@glendaleca.gov).

Sincerely,

John Takhtalian
Interim Director of Community Development

Aileen Babakhani
Planner



AB:sm

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); 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.Mardians); Integrated Waste Management Admin. (D. Hartwell); and case planner Aileen Babakhani.

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Minassian, that upon consideration of **Tentative Parcel Map No. GLN 1643 (“TPM”)/Case No. PPM2112522**, to consolidate nine(9) existing commercial lots into one(1) commercial lot, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative parcel map from the subdivision code to allow the creation of one (1) new commercial lot (Parcel A, addressed as 520 and 534 North Glendale Avenue [future 901 East Doran Street]). The Planning Commission hereby approves the Tentative Parcel Map subject to Subdivision Code and compliance with the **seventy-nine (79) conditions** listed below, based on the following findings of fact:

1. The TPM is consistent with applicable General Plan elements, including the Land Use Element. The proposed parcel map application is to consolidate nine (9) existing lots, with a combined total of 62,254 square feet, into one single commercial lot of 55,844 square feet including the required land dedication of a 2.5-foot wide strip along Doran Street. The land use designation of the TPM area is Community Services and zoned Community Commercial _ Height District I (C2-I), with no requirement for the minimum lot size for development purposes. The proposed parcel map is consistent with the required development standards of Commercial Districts of C2_I zone. Currently, the site (nine lots) is developed with a one-story commercial building (built in 1972) and a parking lot to the north (built in 1989). Upon creation of the one (1) lot, the proposed project includes the demolition of the existing commercial building and parking lot for construction of a new 3-story, 114 beds, 85,505 square-foot medical residential congregate facility with a one-level subterranean parking garage. The new commercial use is allowed in this zone.

The proposed TPM is compatible with the goals and objectives of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the TPM will combine nine (9) commercial lots into one (1) lot. The proposal consists of demolishing the existing retail store and a parking lot located at 520 and 534 N. Glendale Avenue and constructing a new a new 3-story, 114 beds, 85,505 square-foot medical residential congregate facility with a one-level subterranean parking garage (51 parking spaces) on Parcel A. The proposed commercial use is consistent with the existing zoning of the project site. The proposed development of medical residential congregate living facility allows transitional housing for service-dependent populations and meets the needs of the physically and developmentally disabled populations, consistent with the goals and polices of the City’s Housing Element. Therefore, this parcel map is consistent with the goals of Housing Element. The proposed project will continue to maintain a high quality neighborhood that is attractive.

The project design was reviewed and approved with conditions by the Design Review Board on April 14, 2022.

The site is located in an area where the ambient noise contour is 70 CNEL and over, which is "Normally Unacceptable" for residential/commercial development. On-site design features including utilization of special insulation techniques with acoustical characteristics will lower the noise levels to acceptable levels. The subject property is surrounded by commercial and multi-family residential buildings. The project is not anticipated to generate noise in excess of the limits contained in the Noise Element. Furthermore, common open space located at the project site will partially provide buffer from roadway noise and the existing surrounding 2- and 3-story buildings. Therefore, the proposed parcel map is consistent with the Noise Element.

The project proposes to demolish the existing one-story commercial building. No historical significance is associated with the existing building or the site. The building does not appear eligible for listing in the local, state, or federal listing as a historic resource. Accordingly, the building was not determined to be a historic resource under CEQA. Therefore, this parcel map proposal is consistent with the Historic Preservation Element.

The site is not located in any identified safety hazard areas (landslide, liquefaction, earthquake fault areas). Therefore, the proposed parcel map is consistent with the Safety Element.

The project site is located in Recreation Planning Area No. 10. This area is completely lacking in neighborhood parks and it underserved only by two Mini-Park, Piedmont Park and Wilson Mini-Park, totaling 0.75 acres with a percent ratio of 0.03 acres of neighborhood park per 1,000 residents. Of all the Recreation Planning Areas, park needs are the most critical in this area since it completely lacks neighborhood park space as defined in the 1996 Recreation Element. The existing recreation resources will continue to serve the new residents of the new commercial building of this parcel map, therefore, it is consistent with the Recreation Element. In addition, the project provides on-site common open space for its residents.

In addition, a policy in the Recreation Element is to develop an in-lieu fee for the acquisition and management of recreational land with the development review process. This project will pay Development Impact Fees which will implement the Recreation Element goal to acquire and manage recreational land. Therefore, the proposed parcel map is consistent with the Recreation Element.

The subject site is located on the northeast corner of Glendale Avenue and Doran Street. The Circulation Element classified Glendale Avenue as Major Arterial and Doran Street as Urban Collector. Major arterials are adequate to

handle heavier traffic volumes and distribute traffic to freeways, urban collectors, and business centers within and outside of the City's boundaries. Doran Street is suitable to provide low-volume traffic from residents of the proposed commercial building to arterial streets. There is no proposal to change the street classification and the future (proposed) commercial development will utilize Doran Street for vehicular access to the site. This street is designed to be an efficient route dispersing traffic and can adequately serve the needs of the immediate community and residents of the new commercial building.

Fire Prevention staff reviewed the proposal and did not cite specific concern related to the proposed commercial building, conditions of the property, general conditions or inadequate turnaround area to serve the Fire Department. Public Works and Traffic Engineering staff also reviewed the proposal and did not cite any concern. The project will dedicate a strip of 2.5-foot wide land along Doran Street in accordance with the City Circulation of Element. Therefore, the proposed parcel map is consistent with the Circulation Element.

2. The project will be consistent with the approved and adopted General Plan Elements as cited in the preceding paragraph so long as the TPM design and improvements are implemented in conformance with the conditions of approval.
3. The site is physically suitable for the proposed development. The site is located in the Community Services designation of the General Plan, which allows for commercial developments including the proposed 114 beds, 85,505 square-foot medical residential congregate facility. Currently, Parcel 1 to Parcel 9 are developed with a one-story, 17,794 square-foot commercial building (retail store) and a parking lot (to the north). Upon creation of the one (1) lot, the proposed project includes the demolition of the existing commercial building and parking lot for construction of a new 3-story, 114 beds, 85,505 square-foot medical residential congregate facility with a one-level subterranean parking garage.

The request to merge the existing nine (9) lots, thereby removing internal property lines to create one (1) lot, is an improvement. The new size and configuration of the created lot are appropriate because it reconfigures and reduces the nine (9) lots to one (1) lot. This enables the new development to make the best use the site. The proposed total square footage for the created single lot is similar to the large lots in the neighborhood and upon consolidation of the existing lots and creation of one lot, Parcel A will become a single lot with frontages on Glendale Avenue and Doran Street. The new lot size will provide a reasonable area for the development of the new 3-story commercial building. The size and shape of the new lot is compatible with the surrounding neighborhood. The proposed development will meet Zoning Code requirements for commercial developments in C2-I zone.

4. The site is physically suitable for the proposed commercial development. The proposed parcel map will consolidate nine (9) lots and create one (1) commercial

lot for purposes of one commercial development (medical residential congregate facility), permitted land use by the Land Use Element of the General Plan for Community Services designation. The proposed parcel map is consistent with surrounding development and therefore, the proposed parcel map is compatible with the character of existing improvements in the neighborhood and conforms to the City's goals for development in the neighborhood.

5. Adherence to the development criteria and conditions of approval will prevent substantial environmental damage and any impact to fish or wildlife or their habitat. There are no fish or wildlife or habitats at or in the immediate vicinity of the project site. Also, the project is exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because the project meets all the conditions for an infill development project.
6. Compliance with subdivision design standards and criteria of the Glendale Municipal Code and the conditions of approval will protect the public health and welfare, and prevent any serious health problems; therefore, no serious health problems will occur.
7. 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.
8. 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.
9. 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.
10. 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. Additionally, CalGreen standards will be applicable to new construction on these proposed lots which will also provide for energy efficiency and opportunities for solar energy use.
11. The proposed subdivision provides lot size, design, and configuration which closely conform to the contiguous or nearby commercial lots of the neighborhood in such a manner as to not be detrimental to adjoining properties or the surrounding neighborhood because the subject site is large in size and has an irregular shape. Similarly, other commercial lots in the neighborhood have these same lot characteristics for the size (large) and irregular (shape). The new property lines (including the required land dedication of a strip of 2.5-foot wide

land along Doran Street) are proposed in a logical manner, which considers factors such as topography, proposed driveway location, proposed wall or fence locations, and proposed building location, existing and proposed drainage facilities, street access and future property maintenance.

12. 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.

CONDITIONS

Public Works Engineering Requirements **Land Development Section**

1. The project shall comply with National Pollutants Discharge Elimination System (NPDES) requirements, including filing of a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and the submittal and certification of plans and details showing preconstruction, during construction and post-construction Best Management Practices (PMPs) that are 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 connections(s) shall be of adequate size to accommodate the needs of the proposed development. A sewage capacity increase fee in the amount of **\$9,727** (or applicable fee) 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.
4. A Parcel 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.

5. The applicant shall dedicate to the City for street use purposes, a strip of land 2.5-foot wide along the entire frontage of the property on Doran Street in accordance with the City Circulation Element. The dedicated portion shall be constructed with new sidewalks.
6. The proposed driveway approach/apron on Doran Street shall be constructed per SPPWC Standard Plan No. 110-2. The proposed driveway shall not encroach in the public right-of-way.
7. The applicant shall dedicate a portion of the property at the corner of Glendale Avenue and Doran Street, of sufficient area, to accommodate a standard ADA curb ramp.
8. All broken curb, gutter, and sidewalk for all street frontages shall be removed and new concrete integral curb and gutter, and sidewalk shall be constructed.
9. The unused driveway apron on Glendale Avenue shall be removed and replaced with curb, gutter, and sidewalk.
10. The 2.5 inches off the existing asphalt concrete pavement along the easterly half of Glendale Avenue shall be grinded and resurfaced with the same 1-1/2 inches of new asphalt concrete (AC) pavement (to match existing pavement type) over 1-inch AC pavement leveling course.
11. 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.
12. 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.
13. All existing street appurtenances including traffic striping, utilities, street signs, curb paintings, landscaping, and tree wells within public right-of-way that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.
14. The entire asphalt concrete roadway pavement 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 asphalt concrete pavement.
15. 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.

16. That additional requirements may apply after the initial submittal of the final engineering plans for building plan check.

Public Works Department Requirements
Maintenance Services/Urban Forester

17. That one street tree for the construction of a new driveway along Doran Street to be removed and replaced with a new tree in a newly-created cutout to the east of the new driveway, near the neighboring property at 1005 E Doran Street, of a size matching the existing cutouts along Doran Street.
18. That along North Glendale Avenue, ten (10) new pink trumpet trees (*Handroanthus impetiginosus*) to be placed along the edge of the ROW at roughly 20' spacing, with the south most tree being placed 40' north of the Doran intersection.
19. That all new street trees shall be in 24" box size and no root barriers will be required.
20. That all new trees and tree wells shall be indicated on landscape plans.
21. That all new trees shall be included an irrigation component designed for the establishment and long-term, deep watering of the tree.
22. That any modifications to species or tree quantities should be brought to Forestry.
23. That developer shall contact the urban forester at least 48 hours prior to trees being delivered in order to arrange for tree inspection to ensure trees meet City nursery and planting specifications.
24. That developer to see that trees are in good condition at the time of project completion.

Public Works Department Requirements
Traffic & Transportation

25. That the contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.) on City's Right-Of-Way (sidewalk, parkway, or street) without first obtaining a

“Street-Use” permit from the Public Works - Engineering Division. Permit must be displayed at job site.

26. That an approved Construction Traffic Control plan shall be required for use during project construction. The plan shall identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction. The plan shall also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route.

Community Development Department Requirements

27. That the subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code and any modification to the plans must be approved by the Community Development Department. 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.
28. 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.
29. Additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plans check and permit.

GWP Requirements ***Electric Engineering***

30. Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
31. Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
32. Project will require an on-site transformer vault facility for the electrical service. GWP will start the new vault design after the project has provided the following:
 - Electrical load calculations.
 - Single line diagram.
 - Electrical room layout.
 - Switchboard elevations.
 - Architectural plans showing the proposed vault and electrical room locations.

33. Project to contact GWP Engineering for approved size and location of on-site transformer facility.
34. Relocation of any existing underground street light system in conflict with project shall be at the project's expense. All connections, splices and wiring of the system shall be done by GWP. The relocation of the street light substructure can be done by the project in accordance with the plans approved by GWP Street Light Engineering. located nearby Southeast corner of property must be relocated at customer's expense.
35. 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.
36. Streetlight located nearby Southeast corner of property must be relocated at customer's expense

GWP Requirements

Water Engineering (Backflow Prevention)

37. Backflow prevention (BFP) devices are required for the following water services:
 - Portable Water, Commercial
 - Portable Water, Irrigation
 - Portable Water, Fire
 - Portable Water, Multi-family (4units +)
38. Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12" MIN –36" MAX above finished street grade, 24" minimum front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross-connection exists. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device must be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health (626) 430-5290 before service can be granted.

39. 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.
40. 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 Back flow 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).
41. Insert STD Detail Drawings 6561-A, 6528-A & 6762-A on plans and specify location/manf/model/size of back flow 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.

GWP Requirements

Water Engineering (Portable Water)

42. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
43. 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
44. Any water service or fire line connection, when no longer needed by the custom must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
45. 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.
46. 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.

47. Add the following to the General Notes: All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense. Applicant must contact GWP Water Engineering at (818)548-2062 prior to construction.
48. The City's potable water system fronting the subject property has static pressure of approximately 38 psi. With proposed buildings of 3-stories in height, an onsite booster pump system may be required for the water service to the proposed site, at the owner's expense. The booster pump system shall provide the appropriate amount of pressure to meet fire flow requirements determined by the Glendale Fire Department.

Fire Engineering

49. **Fire sprinkler system.** That a complete automatic fire sprinkler system shall be installed throughout all new structures in accordance with the recommendations of NFPA 13 and the requirements of the Glendale Building and Safety Code. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit. Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contraindicated. Flat concealed sprinkler heads are required in all habitable areas.
50. **Fire alarm system.** That a fire alarm system shall be installed capable of notifying the occupants, audibly and visually, upon activation of the automatic fire sprinkler system. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit.
51. **Fire extinguishing system.** Provide an extinguishing system for kitchen hoods. Installation of hood fire suppression systems shall be approved under separate permit; submit plans and application within 30 days of issuance of building permit.
52. **Riser, FDC and FACP locations.** Show location of automatic fire sprinkler riser, Fire Department Connection (FDC – must remain visible from the street) and Fire Alarm Control Panel (FACP) on the architectural and landscaping plans (FDC only). Coordinate locations with Fire Department staff; provide a three (3) foot clear pathway from FDC to sidewalk; pathway shall be clearly marked on the plans.
 - a. FDC will be required to be located on the addressed side of the building.

- b. If located on a corner, the FDC must be visible from the street on the addressed side.
53. **Water main/Fire hydrant upgrade** (fire hydrant upgrade/installation may be required). Show compliance for fire hydrant(s) location and spacing per the CFC. Show hydrant locations on the architectural site plan and civil drawings. GWP review and approval is required prior to submitting plans for Fire Department approval.
54. **Backflow prevention.** Contact GWP Water Engineering regarding the location and model of a backflow prevention device and water meter when installing a fire water line. Coordinate model, location, setback and obscuring of backflow prevention device (may not be visible from the street) with GWP Water Engineering, CDD Zoning and the Fire Department. GWP and CDD Zoning approval is required prior to submitting plans for Fire Department approval.
55. **Water flow.** Show compliance with water flow requirements per the CFC. Provide request and payment for fire flow verification report and flow test. A completed copy of the report must be provided to the Fire Department upon submittal of the first plan check for the fire sprinkler system.
56. **Elevator.** Elevator size shall be capable of accommodating a gurney and meet the requirements per the CBC.
57. **Gurney access.** All areas of the building shall be accessible by an approved gurney access path from all points of Fire Department access, to the satisfaction of the Fire Department.
58. **Emergency lighting and Exit signs.** Provide code-compliant emergency lighting and exit signs.
59. **Emergency access walkway.** Ensure 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 omit any present or future obstructions that may hinder access and placement of fire department ladders.
60. **Fire Department Access.** Applicant shall include a Fire Department Access Plan as part of the plan submittal set for approval of Fire Department access. All fire lanes shall be posted with approved signage and red-marked curbs in accordance with the CFC and GBSC. All access roads/fire lanes shall have a minimum width of 20 feet and minimum vertical clearance of 13½ feet.

61. **Industrial Waste Pre-treatment.** For projects that generate industrial waste, provide pre-treatment (grease interceptor, clarifier, etc.) to serve the facility; minimum size 750 gallons located outside the building and connected to the sewer. Show location on architectural site plan and plumbing plans for review. Submit application and payment to obtain an Industrial Waste Permit.
62. For industrial waste comprised of Fats, Oils and Greases (food preparation, restaurants, etc.) obtain design approval from the Public Works Engineering Section and the Building and Safety Plumbing Section.
63. All industrial waste projects shall obtain an Industrial Waste Permit from the Fire Department.
64. **CUPA Hazardous Materials disclosure.** All CUPA regulated businesses above the threshold for hazardous materials are required to submit business information electronically through the California Environmental Reporting System (CERS). Access CERS online at <http://cers.calepa.ca.gov/> to establish an account and file the required information related to all CUPA program elements.
65. **Emergency escape.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.
66. **Code Modification.** When alternate materials or methods are proposed for site or building conditions that don't meet the code requirements, they must be separately approved by the Fire Marshal and/or Building Official. Such items must be applied for using the code modification process including Fire Department access and hose pull distances.

Building and Safety Division Requirements

67. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall comply with the Glendale Building Code and all other applicable regulations.
68. That separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
69. 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 parcel map are complied with.

70. That the City of Glendale currently collects Glendale Unified School District fees. GUSD fees are determined from measuring the building from the outside face of the exterior walls including all floor openings, mezzanines and excluding parking garage. Provide area analysis to determine the appropriate GUSD Fees. The assessable area used to determine the developer fees shall be specifically noted on the set of plans and fees shall be collected at the following rates:
 - a. Residential - \$3.48/S.F. (or applicable fee)
 - b. Commercial - \$0.56/S.F.(or applicable fee)
71. That the City of Glendale as of November 10, 2007 currently collects Development Impact Fees for Libraries and Parks. Fees will be collected prior to issuance of building permit.
72. That F.O.G. (Fats, Oils and Grease) clearance is required by P.W. Engineering. Coordinate location of grease interceptor with Plumbing and show location on plans.
73. That State Accessibility Standards per chapter 11B requirements is required: The State of California delegates to the local jurisdiction the authority to ensure compliance with Title 24, Part 2 of the California Code of Regulations which are applicable to your project. Please be aware that the owner(s) of this building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA).
74. 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.
 - A. Electric vehicle (EV) charging for new construction. New construction shall comply with Glendale's CALGreen Sections 4.106.4.2 (items #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.
75. Refuse and Recycling Storage: Provide complete plans and details and note on plans "Refuse and Recycling" Storage requirements. (GBC 117), GBSC 2020.
76. That all Designated Projects must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so. See below for additional information/resources. Any proposed drainage infrastructures shall be constructed per City standards.

77. That the Storm Water Pollution Prevention Plan (SWPPP) Report, with WDID #, will be required for projects of 1-Acre or greater in area.

Miscellaneous

78. 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 interest on such monies remain unspent at the conclusion of litigation; City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
79. This approval shall expire in 36 months, on July 20, 2025 unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

Adopted this **20th day of July, 2022.**

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

VOTE AS FOLLOWS

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