



**CITY OF GLENDALE, CALIFORNIA**  
Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

November 9, 2023

Griffith Studio Owner, LCC  
34 East 51st Street, 2nd floor  
New York, NY, 10022  
(ATTN:Shep Wainwright)

**RE: 5426 SAN FERNANDO ROAD, &  
753 W CALIFORNIA AVENUE  
VARIANCE CASE NO. PVAR2201935**

(SEE ALSO PARKING EXCEPTION CASE NO. PPPEX2201704)

Ladies and Gentlemen:

On September 27, 2023, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Section 30.43, requesting *two variances* and *parking exception* for deviations from three parking standards. A **STANDARDS VARIANCE** is requested for exceeding the height limit of 50 feet for the construction of approximately 406,318 square feet of building area, that includes an above-grade six-story parking structure and three commercial buildings for soundstage-production use. The requested setback variance is for not providing the required entrance to the building at the corner cutoff at San Fernando Road and Milford Street intersection. The **PARKING EXCEPTION** is for a reduction in the required interior landscaping for the surface parking lots, to allow the project to plant the required trees for the parking lots along the perimeter of the property instead of dispersing the trees throughout the parking lots, and for not providing the minimum required five (5) foot-landscaped setback on the east side of the parking structure. The project will provide a total of 533 on-site parking spaces.

The project's site is an approximately 424,453 square feet (9.74 acres) with frontages on Milford Street (north), California Avenue (south), and San Fernando Road (west), located in the IMU zone (Industrial/Commercial Mixed Use). The project will demolish the existing warehouse and commercial buildings and related parking areas, built between 1947 and 1989., in the "IMU" - (Industrial/Commercial Mixed Use), described as Lot 31 and

Portions of Unnumbered Lot of Tract No. 3784; and Lot 19 and 20 of Tract No. 5468; and Portion of Lot 5 of S.C. Hahne's Subdivision Part of the Rancho San Rafael in the City of Glendale, in the County of Los Angeles, State of California, (APNs: 5638-018-023 and 5638-018-032), located at **5426 San Fernando Road and 753 West California Avenue**, in the City of Glendale, County of Los Angeles.

### **ENVIRONMENTAL DETERMINATION**

Pursuant to the CEQA Guidelines (14 Cal Code Regs §15082(a)(1)), the City issued a Notice of Preparation of the Draft Environmental Impact Report (DEIR) for the proposed project on September 9, 2022. A DEIR was circulated for public review and comment from **April 3, 2023**, through **May 3, 2023**, for a 30-day period. Public comments were received and responses to each public comment were drafted and incorporated into the Final Environmental Impact Report (FEIR); The DEIR and FEIR are available on the Planning Division website at: <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED WITH CONDITIONS** the variance request, based on the following findings:

### **REQUIRED/MANDATED FINDINGS**

- A. The strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The project consists of redeveloping a 406,318 square-foot site (9.74 acres) currently developed with 10 buildings occupied by warehouse and soundstage uses. The site has frontage along San Fernando Road to the west, Milford Street to the north and W. California Avenue to the south. The project would result in the demolition of all buildings and surface parking areas.

The proposed development contains four detached buildings (Building 1 to 4) with 114 surface parking and 12 loading areas. Building 1 is six-stories with an overall height of 89 feet 6 inches with approximately 214,885 square feet of gross floor area located at the west side of the site fronting on San Fernando Road. This building includes production offices, two flex spaces, commissary spaces, storage spaces, outdoor decks and balconies, and one mill space with an entry lobby on the ground floor.

Building 2 is a one-story building located east of Building 1 facing Milford Street and contains approximately 97,905 square feet of floor area that includes five production stages and one flex space with the overall height of 50 feet.

Building 3 is a one-story building with approximately 93,528 square feet of gross floor area with five production stages, located south of Building 2 with the overall height of 50 feet.

Building 4 is a six-story above-grade parking structure located at the northwest corner of the project site facing San Fernando Road and Milford Street with 419 parking spaces. The overall height of the parking structure is 69 feet.

The applicant is requesting a standard and setback variance from the maximum allowable height of 50 feet for Buildings 1 and 4 and for not providing pedestrian access at the corner of San Fernando Road and Milford Street.

In accordance with GMC 30.14.030 Table 30.14-B, the maximum permitted height for a property located in the IMU Zone is 50 feet. Enclosed or screened rooftop equipment not exceeding 5 feet in height above the roof of a building and elevator shafts and roof top stairwells not exceeding 15 feet in height above the roof are excluded from the 50-foot height limit. Including stairwells and the mechanical screening for the rooftop equipment, the overall height of Building 1 will be 100'-9". Building 1 will exceed the height limit by 39'-6" (excluding the additional 11'-3" height, allowed for stairwells) and Building 4 will exceed the height limit by 19 feet (excluding the additional 12'-5" height, allowed for the elevator shaft). Buildings 2 and 3 are within the allowable height of 50 feet.

Strict application of the height requirement would result in practical difficulties and unnecessary hardships based on the existing site condition and constraints and the proposed use and its operational needs. The proposed above-grade six-story parking structure (Building 4) requires the additional height to accommodate the code required parking spaces. The proposed parking structure will provide 419 parking spaces. Building 1 also requires the additional height to accommodate the required functional soundstage production offices, ground level flex spaces and mill space (area used to build soundstage/sets), and commissary spaces. Substantial excavation in the project's site in order to accommodate below-grade structures to stay within the maximum height is not physically feasible due to existing site constraints associated with residual environmental contamination in subsurface soil that cannot be disturbed based on requirements of the site closure report. To comply with the Zoning Code and comply and limit the overall height of the building to a maximum 50 feet creates an unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations because of the property's unique condition. The property has been previously subject to environmental cleanup measures due to releases of hazardous substances affecting subsurface soil, soil vapor, and groundwater. The environmental remediation efforts have achieved levels suitable for regulatory case closure for the continued commercial/industrial land uses with certain measures and one of the cleanup measures required the installation and continued maintenance of an underground geosynthetic clay line ("GCL") cap, located on the west side of the property (facing San Fernando Road), approximately six feet below finished ground surface. The GCL cap was installed to prevent direct contact with residual soil contamination as required by the regulatory oversight agency (Los Angeles Regional Water Control Board).

Accordingly, the excavation under and around the areas surrounding Building 1 and Building 4 is not allowed to penetrate the GCL cap because such activity and any excavation in the area around these buildings would compromise the required GCL cap and it could potentially lead to migration of soil contaminants into the surrounding area. This physical hardship results in the need to place not only Building 1 and Building 4 (parking structure), but all other project's structures, including features that could typically be located below grade, must be located above grade.

Additionally, a strict application of the maximum height limit of 50 feet would require three levels of parking structure or 215 parking spaces to be eliminated. This is approximately 40 percent of the project's required parking. Therefore, the strict application of the 50-foot maximum height limit creates an unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations because the regulations effectively prevent full utilization of the property due to the property's underlying conditions. For similar reasons, substantial excavation to accommodate below-grade structures is not physically feasible for Building 1, due to residual environmental contamination in subsurface soil that must not be disturbed. Building 1's flex spaces, mill, lobby, and studio support, comprise the first floor which reaches up 18' in height. The second floor contains production office and commissary uses and reaches up to 13'-6" in height. The third through sixth floor contains the production office uses, and each reaches up to 13'-6" in height. These three floors along with production offices, and commissary and kitchen use can typically be located at basement levels; however, due to the site's unique conditions, these floors are designed to be located above grade to accommodate the site's unique condition which prohibits any excavation (other than for structural foundations and footings). Other proposed buildings (Building 2 and 3) which are adjacent to the residential zone to the east, meet the height limit of 50 feet. Buildings 1 and 4 are located at the front of the property towards San Fernando Road (to the west) minimizing impacts to adjacent residential zones.

In accordance with GMC 30.14.030 Table 30.14-B, a minimum 10-foot setback is required at the corner of an intersection along with an entrance to the building. The property fronts one intersection on the northwest corner of San Fernando Road and Milford Street. A parking structure (Building 4) is proposed at this intersection. While the building will provide the minimum required 10-foot corner cutoff, it does not provide the required pedestrian entrance. The applicant is requesting a variance from the pedestrian entrance requirement because strict application would result in practical difficulties that are not consistent with the general purposes and intent of the ordinance.

A strict application of having an entrance to the building from the building's corner cutoff at intersection would result in practical difficulties inconsistent with the general purposes and intent of the ordinance. According to the applicant, production soundstages take privacy and security as high priority. To comply with Code and require a pedestrian entrance at the intersection of San Fernando Road and Milford Street compromises

safety and security for the proposed soundstage production studio, allowing uncontrolled entry access to the building. Considering the proposed use and production and soundstage operation, access to the site must be highly controlled. As proposed, the project provides secured vehicular and pedestrian gates and entries from Milford Street, California Avenue, and San Fernando Road. Moreover, a direct pedestrian access from the public right-of-way into a production soundstage building is not typical. The project is designed and operates similar to the existing and other soundstage production studios, where those wishing to access the studios must access the studio through controlled checkpoints or gates. To comply with Code by providing an entrance at the building corner of the parking garage could potentially invite pedestrians and passersby to access the property, which is undesirable and would compromise safety of the business and employees. According to the applicant, proper credentials will be required for everyone who accesses the property. In addition, the intent of the code is to include a pedestrian access at the corner cutoff in order to create and support pedestrian activities particularly for mixed-use and commercial developments. The soundstage production is a permitted use in the IMU zone and categorized under manufacturing and processing uses. The surrounding developments at the north side of the corner cutoff include a large recently developed public storage facility, fabric factory, animal hospital, and vehicle repair garages, which are not pedestrian oriented. Furthermore, there are longstanding industrial uses in the city of Los Angeles located across four lane wide San Fernando Road and two sets of railroad tracks to the west side that ensure this area is not likely to become a pedestrian friendly area. Therefore, the adjacent uses are not pedestrian oriented and creating a pedestrian entrance to the proposed soundstage campus at the corner cutoff already does not meet the intent of the code. And the creation of a pedestrian environment is not supported by the existing uses where no redevelopment of the area is anticipated. Furthermore, the parking structure will not be used by the general public so a pedestrian entry to the parking structure at the corner cutoff does not meet the functionality of the project's parking structure. The proposed use (soundstage-production) is in conformance with the intent of the General Plan and a strict application of the code would result in a pedestrian entrance on an intersection which is not often accessed by pedestrians for a soundstage production studio and that does not serve the intended use.

**B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

There are exceptional circumstances and conditions applicable to the subject property that do not apply generally to other properties in the same zone or neighborhood. The project site is approximately 424,453 square feet (9.74 acres) in area and is the largest IMU (Industrial/Commercial Mixed Use) zoned property in the entire city, with three street frontages and multiple access points. The size of the site and its placement within the urban area create exceptional conditions that do not apply generally to other property in the same zone or neighborhood.

The Glendale Municipal Code does not separately regulate development standards for soundstage productions which typically are located on large sites and require multiple entrances with high level of privacy and security, ample surface parking, and large buildings for soundstage production purposes. Although the project is located in the IMU zone and must follow the development standards which typically apply to mixed-use projects, it is not feasible for the soundstage production to provide a pedestrian entrance from the corner cutoff on San Fernando Road and Milford Street intersection. A pedestrian entrance located on an easily accessible public right-of-way corner would contradict the characteristic of the proposed use. Instead, the project provides secured vehicular and pedestrian gates and entries from Milford Street, California Avenue, and San Fernando Road. A variance request to eliminate an entry from the corner cutoff is a reasonable request to provide an appropriate level of security associated with the proposed soundstage production campus.

Additionally, as noted in Finding A, the property is unique given the existing underground GCL cap which prevents the release of residual soil vapor located beneath portions of the property's surface at 6 feet below ground surface. The GCL cap cannot be removed or penetrated and thus prohibits excavation that would compromise the GCL cap which was required to allow regulatory oversight of the property's environmental remediation efforts. Moreover, substantial excavation in the GCL cap's vicinity could lead to soil vapor migration and a risk of soil vapor release. Accordingly, the project is physically precluded from substantial excavation in order to accommodate below grade structures. Because of these exceptional circumstances or conditions, all new buildings including the parking structure are designed to be located above grade. If the GCL cap was not required as part of the remediation plan, the project could accommodate below grade structures and the height of the parking structure (Building 4) and Building 1 could be designed to comply with the maximum building height limit of 50 feet. The height variance is needed to ensure the above-grade parking garage can accommodate and comply with required parking in compliance with the zoning code and the parking demand associated with the proposed project. Additionally, the height variance is necessary to ensure the new production offices, flex spaces, commissary spaces, and storages in Building 1 are functional since such spaces are characteristically large in area in order to accommodate the proposed soundstage production use. The operational requirements and industry standards for the proposed soundstage (production) use typically requires that the studio spaces be large in area, and exceedingly tall for the studio area typical to accommodate the use. These large, tall buildings are necessary for the construction of large indoor sets with elaborate lighting and scenery rigs, and filming. Additionally, the multi-level parking structure is necessary in order provide required number of parking and loading spaces required for the use in compliance with the Zoning Code. Strict application of the height requirement would result in practical difficulty based on the proposed use and operational needs that are not typical of the standard commercial and industrial uses in the IMU zone.

**C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

Granting of the variance requests for the elimination of the required entrance to the building at the corner of San Fernando Road and Milford Street (corner cutoff) and increase in the maximum height to 89'-6" for Building 1 and 69'-0" for Building 4 (parking structure) will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. Overall, the applicant's variance requests based on the project's unique operational needs are relatively minor deviations from the various zoning code requirements and will not have negative impacts to the surrounding area. The corner entrance requirement is not materially detrimental to the public welfare or injurious to the property because a pedestrian entrance is not generally used for soundstage production buildings. Soundstage uses require privacy during production and providing a pedestrian entrance to the building would cause security and privacy conflicts for the proposed production campus. The project provides secured and controlled vehicular and pedestrian accesses from Milford Street, California Avenue, San Fernando Road. A direct pedestrian access into the soundstage campus is not desirable. In addition, as discussed in Finding A above, development in the area of the project does not lend itself to pedestrian activity.

The two buildings that exceed the height limit will be located on the northwest corner of Milford Street and San Fernando Road and on the west side of the site along San Fernando Road. The two buildings proposing the additional height are located away from all residentially zoned properties which are located on the east side of the site. Therefore, the proposed parking structure and Building 1 that exceed the maximum height allowed by the Zoning Code will be less impactful to the existing nearby residential uses along California Avenue and Concord Street. Additionally, the exceeded height for the parking structure, which provides the majority of the required parking spaces for the proposed development ensures that the project meets the required number of parking spaces required by the Zoning Code. Lastly, the entire project will be required to obtain Design Review Board approval prior to the issuance of building permits to ensure that the improvements are in keeping with the City's Comprehensive Design guidelines and are compatible with the neighborhood.

The project site does not contain any historic buildings and no indigenous protected trees are located on or within 20 feet of the project site. The existing buildings do not embody the distinctive characteristics and methods of construction sufficient for eligibility for listing under National Register, California Register, or Glendale Register of Historic Resources. Therefore, the proposed project would not have a substantial adverse impact to any historic buildings. The only potentially significant impacts identified in the EIR prepared for the project are noise effects during construction and the potential for vapor intrusion into the proposed buildings. Mitigation measures are identified in the EIR to mitigate these potentially significant impacts to less than significant. As such, the request to exceed the maximum allowed building height for two buildings and to not provide a pedestrian entrance at the intersection of San Fernando

Road and Milford Street would not be detrimental to the public welfare or injurious to existing properties in the neighborhood. Further, no evidence was submitted nor presented at the public hearing that would indicate that the variances requested associated with the proposed project and site improvements will be a problem in the future provided that the conditions of approval are followed.

**D. The granting of the variance will not be contrary to the objectives of the ordinances.**

Granting of the requested variances will not be contrary to the objectives of the applicable ordinances. The project is consistent with the applicable goals, policies, and related objectives of the City's General Plan and zoning ordinance. The subject site is located in the IMU (Industrial/Commercial Mixed Use) zone and the IMU zone allows soundstage-production and supporting office uses by right. The purpose of the IMU zone is to allow for a mix of industrial and commercial activities and provide for a full range of services to be located along industrial/commercial thoroughfares. The General Plan Land Use Element designates the site as Mixed Use. Therefore, the zoning designation of the site is consistent with the project site's General Plan designation. The General Plan encourages flexibility for areas with the IMU designation in the range and type of services such facilities provide. The General Plan also states that light industrial uses may be compatible with residential uses in the mixed-use areas along San Fernando Road.

The project site is located within the boundaries of the former San Fernando Road Corridor Redevelopment Project Area, which includes 750 acres generally extending along the length of the San Fernando Road and bounded by the I-5 Freeway and the Union Pacific Railroad/Metro Transportation Authority (UPRR/MTA) right-of-way to the west. The primary objective of the Redevelopment Plan is to eliminate and prevent the spread of blight and deterioration. This project is consistent with the intent and objectives of the former San Fernando Road Redevelopment Project. The proposed soundstage-production development will enhance the economic vitality of the neighborhood and is compatible with the types of businesses located in the vicinity such as various warehouse and commercial businesses. The project will attract top tiered entertainment industry companies to utilize the project, which will encourage quality businesses to relocate to the city. Therefore, the project is complementary to the existing mix of land uses in the neighborhood, reduces physical blight, and improves the economic welfare of the area.

The project site is within the South Glendale Community Plan (SGCP), although not yet adopted, the property is designated as Industrial/Creative. The Industrial/Creative land use designation accommodates entertainment related uses, such as sound stages; therefore, the project would also be consistent with the SGCP.

The variances are required to address the operational and development needs of a soundstage use and will not be contrary to the objectives of the applicable ordinances, noted above. In addition, there are unique circumstances for the project site, including the size of the lot (9.74 acres), property fronting three streets, and the existing underground geosynthetic clay line ("GCL") cap located approximately 6 feet below ground surface on the west side of the property. These create unique conditions in regard to applying code standards and implementing the objectives of the Zoning Code. The intent of the height standards in the IMU



zone is to maintain compatibility with surrounding uses, considering shade/shadow effects, light, air and ventilation, scenic vistas, massing, and the intensity of development. This intent will be met, as the increased height to accommodate code required parking spaces and the spaces needed for the soundstage production is located away from the residential neighborhood and will not impact the nearby residential uses. The request not to provide the required pedestrian entrance on the building's corner at the intersection of San Fernando Road and Milford Street will also meet the intent of the code because as described in Finding A, the long standing development and adjacency to San Fernando Road and railroad right-of-way are not pedestrian oriented; however the appropriate setbacks are provided so that in the future if the area becomes more pedestrian oriented an entrance could be provided. Suggested conditions of approval have been included to mitigate any potential negative impacts.

### **CONDITIONS OF APPROVAL**

**APPROVAL** of the Setback and Standards Variance shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development with concurrence of the Planning Hearing Officer.
2. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. That Design Review Board approval shall be obtained for the project prior to the issuance of a building permit.
4. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
5. That a Business Registration Certificate shall be obtained to reflect the new soundstage (production) use.
6. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
7. That access to the premises shall be made available to all City of Glendale Community Development Department Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.

8. That the project shall comply with the conditions of approval for Parking Exception Case No. PPPEX2201704.
9. That the project shall demonstrate compliance with all comments from Public Works Engineering & Land Development dated January 13, 2022.
10. That the project shall demonstrate compliance with all comments from Public Works Urban Forestry dated February 28, 2022.
11. That the project shall demonstrate compliance with all comments from Public Works Engineering dated January 13, 2022.
12. That the project shall demonstrate compliance with all comments from Building and Safety Division dated March 06, 2022.
13. That the project shall demonstrate compliance with all comments from Housing Division dated April 19, 2022.
14. That the project shall demonstrate compliance with all comments from Public Works Traffic Engineering dated March 21, 2022.
15. That the project shall demonstrate compliance with all comments from Glendale Water and Power (electric and water) dated February 23, 2022.
16. That the project shall comply with the conditions of approval for Parking Exception Case No. PPPEX2201704.
17. The applicant shall ensure that the project complies with all mitigation measures include then Mitigation Monitoring and Reporting Programs adopted by the Design Review Board.

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

***All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before NOVEMBER 27, 2023. Information regarding appeals and appeals and fees may be obtained by calling***

***the Community Development Department staff at 818-548-2140, or contacting the case planner, Aileen Babakhani at [ababakhanin@glendaleca.gov](mailto:ababakhanin@glendaleca.gov) or 818-937-8133.***

### **GMC CHAPTER 30.41 PROVIDES FOR**

#### Termination

Every right or privilege authorized by a Variance shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

#### Cessation

A Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

#### Extension

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Variance.

### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

### **REVOCATION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least ten (10) days' notice by mail to the applicant or permittee.

**NOTICE – subsequent contacts with this office**

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished By Appointment Only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Aileen Babakhani, during normal business hours at (818) 937-8131 or via e-mail at [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).

Sincerely,  
Bradley Calvert  
Director of Community Development



Milca Toledo  
Senior Planner

MT:AB::sm

cc: City Clerk (K.Cortes); Building and Safety (M.Lhotsky); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt); Economic De. (M.Berry); Housing (P.Zovak/M. Fortney/A.Brownell); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);\_City Attorney's Dept. (G. Y.Neukian/M.Yun); Fire Engineering Section-(J.Diaz/S.Partamian/D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/E.Hakoupiani/K. runzer); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian/E.Hakoupiani/ H.Barkhordian/ D.Scorza ); Police Dept. (Lt.A.Krikorian/Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Facilities (K.Todd) and case planner-Aileen Babakhani.

**PUBLIC WORKS ENGINEERING**  
**Land Development Section**

Comments/Conditions

No Comments

1. The project shall comply with all 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 (BMPs) 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 connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee in the amount of **\$53,881** 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. The applicant shall dedicate to the City for street use purposes, a strip of land, 7 feet wide, along the entire street frontage of the property along San Fernando Road in conformance with the City's Circulation Element Plan. The dedicated portion shall be paved with new PCC sidewalk pavement to match and join existing improvements.

5. The applicant shall widen the roadway on San Fernando Road by 1.75 feet for the entire street frontage of the property in conformance with the City's Circulation Element Plan. The widened portion shall be constructed with new curb, gutter, and asphalt pavement.

6. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb.

7. Remove all broken curb, gutter, sidewalk, landscaping, and irrigation along the entire frontages of the property and construct new concrete integral curb and gutter, sidewalk, landscaping, and irrigation.

8. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, sidewalk, landscaping, and irrigation as necessary.

9. The proposed driveway aprons shall be constructed per SPPWC Standard Plan No. 110-2.

10. 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.

11. 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 companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division.

12. All existing street pavement, traffic striping, street signs, curb paintings, landscaping, trees, tree wells, and all other improvements within the public right-of-way that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

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. Street improvement plans prepared by a registered Civil Engineer shall be submitted to the Public Works – Land Development Section for review and approval. Plan check fees shall apply.

15. Removal and/or planting of new trees in the public right-of-way shall have the approval of the City Arborist.

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

**Case No.: None**

**Address: 5426 San Fernando Road**

**Case Planner: Mark Berry/Aileen Babakhani**


Signature:  Date: 1/13/2022  
Yazdan T. Emrani, P.E.  
Director of Public Works

EXHIBIT 2-2

STREET CLASSIFICATIONS AND CHARACTERISTICS (CONT'D)

Street Name	Segment	Classification	No of Lanes Each Direction	Right-of-Way (feet)	Planned Right-of-way (feet)	Roadway Width (feet)	Planned Roadway Width(feet)	Zoning of Frontage Property	Predominant Use Character of Frontage Property
Roselawn Avenue	Rosemont Avenue to La Crescenta Avenue	Community Collector	1	50-55	50-55	30-40	40	R1	Low density residential
Rosemont Avenue	Montrose Avenue to Roselawn Avenue	Community Collector	1	66	66	38-40	40	R1, R3050	Low and moderate density residential
Rossmoyne Avenue	Mountain Street to Glenoaks Boulevard	Neighborhood Collector	1	50-60	50-60	30-36	30-36	R1	Low density residential
Royal Boulevard	Old Phillips Road to Mountain Street	Neighborhood Collector	1	50-80	50-80	30-48	30-48	R1R	Low density residential
Sanchez Drive	Central Avenue to Brand Boulevard	Major Arterial	3	56	56	40	40	CBD	High intensity offices, freeway
San Fernando Road	Westerly city boundary to southerly city boundary	Major Arterial	2	77-86	84-86	62-66	64-66	C3, M/C, M1, M2	Community commercial, light industrial
Santa Carlotta Street	Westerly city boundary to Maryland Avenue	Community Collector	1	73-80	73-80	48-56	48-56	R1	Low density residential
Sherer Lane	Verdugo Road to Loma Vista Drive	Community Collector	1	47-60	47-60	36	36	R1R, SR	Low density residential
Sonora Avenue	Bel Aire Drive to Glenoaks Boulevard	Community Collector	1,2	60	60	30	30-36	R1, R2250, C2, CEM	Low and medium density residential, cemetery
Sonora Avenue	Glenoaks Boulevard to Lake Street	Urban Collector	1,2	60-90	60-90	30-64	30-64	R3050, R2250, C3, M1, M2	Moderate and medium density residential, community commercial, industrial
Sonora Avenue	Lake Street to Garden Street	Community Collector	1,2	90	90	64	64	R3050	Moderate density residential
Stancrest Drive	Broadview Drive to easterly terminus	Community Collector	1	50-60	50-60	30-40	36-40	R1R, R2250, SR	Low and medium density residential, freeway
Stocker Street	Concord Street to Jackson Street	Community Collector	1	60-70	60-70	40	40	R1, R1650, R1250, C1, C2	Low, medium-high and high density residential, neighborhood commercial center
Stocker Street	Jackson Street to Rossmoyne Avenue	Neighborhood Collector	1	60	60	36	36	R1	Low density residential
Valihi Way	Verdugo Boulevard to Broadview Drive	Community Collector	1	60-80	60-80	36-56 (includes median)	36-56	R2250	Medium density residential
Ventura Freeway (Route 134)	Westerly city boundary to easterly city boundary	Freeway	4	275-375	275-375	145	145	R1, R3050, R2250, R1650, R1250, C2, C3, CBD, M1, M2	Low, moderate, medium, medium-high, and high density residential, community and regional commercial, industrial, hospital
Verdugo Boulevard	Verdugo Road to easterly city boundary	Community Collector	2	100	100-110	78-84	78-90	R2250, C2, C3	Medium density residential, community commercial center, hospital, freeway
Verdugo Road	Verdugo Boulevard to northerly Canada Boulevard intersection	Major Arterial	3	110-130	110-130	93-104 (includes median)	93-104	R1, C3	Low density residential, community commercial
Verdugo Road	Northerly Canada Boulevard intersection to southerly Canada Boulevard intersection	Minor Arterial	2	73-100	73-100	53-68	53-68	R1R, R1, R2250, C2, SR	Low and medium density residential, community commercial, neighborhood commercial center, neighborhood park
Verdugo Road	Southerly Canada Boulevard to southerly city boundary	Major Arterial	2	73-120	73-120	56-100	56-100	R1R, R1, R3050, R2250, R1650, C1, C2, SR	Low moderate, medium and medium-high density residential, community commercial, neighborhood commercial center, educational facilities
Victory Boulevard	Westerly city boundary to Garden Street	Minor Arterial	2	95-100	100	68	68	C3, M/C	Community commercial
Wabasso Way	Canada Boulevard to Verdugo Road	Community Collector	1	60	60	36	36	R1, R2250	Low and medium density residential

**GLENDALE FIRE DEPARTMENT  
FIRE ENGINEERING**

**Response to Request for Comments for MFD, Commercial or Retail Projects**

**Project Address:** 5426 San Fernando Rd \_\_\_\_\_

**Project Number(s):** DRC \_\_\_\_\_

An applicant is proposing to build a soundstage campus consisting of 4 new buildings located at 5426 San Fernando and 753 West California. The project site is 424,453 square feet (9.74 acres) and has frontage along San Fernando Road and Milford Street with a small leg of the site providing access from California Street. The site is currently improved with a number of concrete buildings and used primarily for the storage of video and soundstage equipment. The project proposes to demolish all buildings on site.

### **Fire Protection**

1. **Fire sprinkler system.** 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.
  - a. The system shall be installed in accordance with the provisions in Chapter 9 and shall meet the minimum design requirements of an Extra Hazard, Group 2 system.
2. **Fire alarm system.** 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.
3. **Riser, FDC and FACP locations.** Ensure 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.
4. **Fire water line.** Installation of a fire water line may be required for installation for the new automatic fire sprinkler systems. A fire permit will be required and GWP approval is required prior to submitting plans for Fire Department approval.
5. **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.
6. **Water flow.** Ensure 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.
7. **Fire protection system design criteria.** Building specifications for the fire protection systems may need to include a narrative description detailing the design intent, and shall be specifically



**GLENDALE FIRE DEPARTMENT**  
**FIRE ENGINEERING**  
**Response to Request for Comments for MFD, Commercial or Retail Projects**

tailored to this project, and shall include only criteria that is either in excess of, or not addressed in, the applicable design and installation standards. Specifications shall not duplicate applicable design and installation standards.

### **Access and Egress**

8. **Address.** Ensure approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.
9. **Elevator.** Elevator size shall be capable of accommodating a gurney and meet the requirements per the CBC.
10. **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.
11. **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.
12. **Construction Access.** Applicant shall submit two (2) site plans to the Fire Department for approval of Fire Department access during construction. A roadway suitable for use by Fire Department apparatus (80,000 pounds) shall be clearly identified on the plans. A minimum of 20 foot clear width shall remain free of obstruction during all construction phases and activities.

### **Permits and Notes**

13. **Permits.** Obtain the necessary Fire Department approval and permits for the following if included in this project.
  - a. Use of pyrotechnic special effects, see Section 3307.1 and California Code of Regulations, Title 19, Division 1, Chapter 6.
  - b. Open flames.
  - c. Flammable or combustible liquids, gases and dust.
  - d. Hot work.
  - e. Presence of motor vehicles within a building.
  - f. Tents and canopies

### **Comments**

14. **Emergency Responder Radio Coverage.** Ensure adequate radio coverage for emergency responders within the building based on existing coverage levels of the public safety communications system. If minimum signal strength in the building is not adequate, amplification systems and signal booster may need to be installed within the building.

**GLENDALE FIRE DEPARTMENT  
FIRE ENGINEERING  
Response to Request for Comments for MFD, Commercial or Retail Projects**

- 15. **Drapes, drops, cut greens, etc.**, shall meet the flame retardant requirements of California Code of Regulations, Title 19, Division 1, Chapters 5 and 8, Sections 807.5.1.5 and 807.5.7.
  
- 16. **Live Audience:** Sound Production facilities, sound stages and approved production studios with live audience stages shall be classified as Group A-1 occupancy in accordance with the California Building Code.

Name: Foster McLean Date: 1/21/22

Title: Asst. Fire Marshal Dept. FIRE Tel. (Ext.): 7706

Variance Case No.: PVAR2201935  
AUP/CUP Case No.: \_\_\_\_\_  
ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
Zone Change/GPA: \_\_\_\_\_  
Other PPPEX2201704

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

<b>Project Address: 5426 SAN FERNANDO RD</b>	<b>Project Case No.: PVAR2201935 &amp; PPPEX2201704</b>
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**If project comments are not received by the due date, it will be assumed that your department has no comments.**

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

**COMMENTS:**

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

**Date: 03-06-2022**

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

**Conditions:**

- 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall comply with the Glendale Building Code and all other applicable regulations.
  - A. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
- 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
- 3. 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.
  - b. Commercial - \$0.56/S.F.
- 4. 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.
- 5. 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.
- 6. 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).

- 7. 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. Designated parking for clear vehicles, per Section 5.106.5.2 (item #3).
  - B. Electric vehicle (EV) charging for new construction. New construction shall comply with Glendale's CALGreen Sections 5.106.5.3 (items #4 ) 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.
- 8. Refuse and Recycling Storage: See attached requirements for proposed trash enclosure rooms within the parking structure and residence. Provide complete plans and details and note on plans "Refuse and Recycling" Storage requirements. (GBC 117), GBSC 2020.
- 9. When a new building is constructed adjacent to an existing building, comply with required wall and opening protection requirements for the existing building will be maintained. (CBC 503.1.2, Table 508.4, 705.5, and 705.8.
- 10. When two or more buildings are on the same property and they are not analyzed to comply as one building, the building shall have an assumed property line between them for determining wall and opening protection, and roof cover requirements or treated as a single building. (CBC 705.3)
- 11. 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.
- 12. For additional and detailed information on Low Impact Development (LID), please refer to "**Glendale Municipal Code**": See link below <http://qcode.us/codes/glendale/> go to Title 13, **PUBLIC SERVICES**, then go to sub section 13.43 "**LOW IMPACT DEVELOPMENT STANDARDS (LID)**"
- 13. The Storm Water Pollution Prevention Plan (SWPPP) Report, with WDID #, will be required for projects of 1-Acre or greater in area.
- 14. Additional requirements may apply after the initial submittal of the plans for plan checking.

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

<b>Project</b> Address: <b>5426 SAN FERNANDO RD</b>	<b>Project</b> Case No.: <b>PVAR2201935 &amp; PPPEX2201704</b>
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**If project comments are not received by the due date, it will be assumed that your department has no comments.**

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

**COMMENTS:**

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

Date: <u>2/28/2022</u>
Print Name: <u>Loren Klick</u>
Title: <u>Urban Forester</u> Dept. <u>PW-MS</u> Tel.: <u>x3416</u>

**a. ADDITIONAL COMMENTS:**

- 1.

Forestry has reviewed a set of plans dated December 21, 2021 and have the following comments and recommendations:

**Relevant Municipal Code Requirements**

**1. Indigenous Tree Ordinance (GMC 12.44)**

Glendale Municipal Code requires all persons to submitting accurate plans showing exact locations of each protected indigenous tree in the subject area and on adjoining properties whose trunks or branches are located twenty (20) feet outside the subject property line. Guidelines for submission of entitlements, development permits or preliminary plan reviews report can be found at [www.glendaletrees.org](http://www.glendaletrees.org).

The project site plan should state that there are no indigenous, protected trees on the site or within 20' of the site and/or follow the above standards.

**2. Street Tree Ordinance (GMC 12.40)**

Glendale Municipal Code requires a Street Tree Permit prior to any site disturbance to or near street trees, including planting, removing, relocating, destroying, cutting, pruning, applying pesticides, disturbing, defacing or in any manner injuring a City street tree. The Code also requires that, as a condition of any permit for construction, repair, alteration, relocation or removal of any building, structure or any other type of construction, a permittee shall provide such sufficient safeguards and protections as determined as to prevent injury to any affected city street tree.

**3. Landscaping of parking and loading areas (GMC 30.32.160)**

Glendale Municipal Code requires establishment and maintenance of landscaped areas in or near parking lots and loading areas, including both the adjacent right-of-way and interior lots. Please note that any existing or proposed new trees within the adjacent right-of-way do not count towards Interior Parking Lot Landscaping requirements.

### Site Description

This project is located on parcels between San Fernando Road, W. Milford Street, and W. California Avenue. There are a total of 41 City trees or vacant tree sites along the three right-of-way frontages. 13 City trees and 9 vacant sites are located along W. Milford Street, 14 City trees and 3 vacant sites are located along San Fernando Road, and 2 City trees and zero vacant sites are located along W. California Avenue. The 29 total City street trees are in a variety of conditions, generally fair.

### City of Glendale Street Trees

Forestry requests relevant plans indicate if a City tree is proposed to be retained or removed. Based on the site plans provided, it is Forestry's understanding that the following is proposed:

- W. Milford St: All existing City trees are proposed for removal and replacement.
- San Fernando Rd: Existing City trees are proposed to be removed and replaced.
- W. California Ave: Both City trees are proposed for removal and replacement.

The Project Descriptions counts 137 trees and indicates that City Street Tree removals would count towards tree planting minimum requirements related to interior parking lots, which should not be the case. It is in the interest of the City to preserve as many existing trees as possible and removals will only be permitted in cases where tree survival is unlikely to occur due to required construction activity.

Based on the plans, Forestry requests the following in order to support the project:

### Requirements:

1. Per GMC 12.44, confirm there are no protected trees on private property and add a note on plans accordingly. If private trees are located on the property, contact Forestry for next steps.
2. A Street Tree Permit will be required to work near, prune, remove, and plant City trees. Please contact Forestry for this permit prior to mobilization.
3. Please plant 26 total new City street trees at 24" box size. Refer to specific street recommendations below for species and general locations. New trees must meet City nursery stock and planting standards. Changes to quantities or species must be approved by Forestry. Root barriers will not be required by Forestry.

- a. **W. Milford Street:** Forestry supports the removal of existing trees along this road, as cumulative construction impacts are likely to cause decline and potentially tree death, to all except one. The City tree furthest to the east, to the east of 'Gate B' is an olive (*Olea europaea*) in good condition that will survive construction. It should be protected and retained.

Proposed new tree locations on plans are acceptable, with the addition of 3 additional trees not currently on plans, for a total of 21 new trees to be planted. Tree species should be primarily fern pine (*Afrocarpus gracilior*), with fruitless olive cultivars (*Olea europaea*) to be planted adjacent to Gate A, Gate B, and existing street lights. Exact tree locations and species arrangement can be determined by developer, subject to Forestry approval in future plan reviews.

- b. **San Fernando Road:** Forestry supports retaining all 14 existing trees. Existing trees are generally in fair condition and can survive construction impacts as depicted on the plans. If trees require clearance pruning from private property, an ISA Certified Arborist must perform the pruning. The arborist must be indicated on the Street Tree Permit. In the three (3) vacant tree sites, plant heath melaleuca (*Melaleuca ericifolia*).
- c. **W. California Avenue:** Forestry supports the removal of both existing City street trees due to the construction impacts and the current poor condition of both trees. However, two (2) island oak (*Quercus tomentella*) should be planted, with one on either side of Gate D, rather than the four small trees shown on plans. The proposed tree wells are suitable for these trees.

4. Please design and indicate on plans an irrigation system suited for the establishment watering and long term needs of the new and existing street trees.
5. Parkways with a City street tree should be landscaped or covered with mulch where no plant material is proposed. Decomposed granite is not conducive to the establishment or growth of trees.
6. Add a note that the Urban Forester must be contacted at least 48 hours prior to tree delivery, to arrange for planting site inspection of nursery tree stock and planting methods, at 818-550-3416.
7. For trees to be retained, please follow the attached City Standard

If I may be of further assistance, please contact me at ext. 3416.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

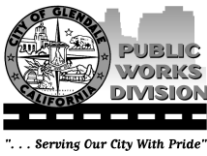
**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.



Variance Case No.: PVAR2201935  
AUP/CUP Case No.: \_\_\_\_\_  
ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
Zone Change/GPA: \_\_\_\_\_  
Other PPPEX2201704



## TREE PERMIT-TREE PLANTING STANDARDS

### <sup>1</sup>TREE PLANTING STANDARDS AND SPECIFICATIONS

The following information details the planting guidelines and professional standards that are to be followed by the Permittee as a requirement of the attached Tree Planting Permit. Any deviation from or noncompliance with these standards by the Permittee may be cause for the City to revoke this permit and impose penalties for any damages caused to the subject trees.

**Nursery Stock Standards.** The City shall make every effort to insure that it plants only vigorous, healthy trees which can easily be trained into an attractive natural form, with strong roots and good crown development. The specifications for acceptable nursery stock shall be as follows:

- All trees shall be true to type or botanical name as ordered or shown on planting plans.
- All trees should be of a size equivalent to that of a twenty-four-inch (24") box sized containerized tree with a trunk caliper of one and one half inches (1 ½"), or greater, measured at six (6") inches above soil grade.
- All trees shall have a single, fairly straight trunk with a good taper and good branch distribution vertically, laterally and radially.
- All trees shall be healthy, have a form typical for the species or cultivar, be well rooted, and shall be properly trained.
- The root ball of all trees shall be moist throughout and the crown shall show no sign of moisture stress.
- All trees shall comply with Federal and State laws requiring inspection for plant diseases and pest infestations.
- No tree shall be accepted that has been severely topped, headed back, pollarded or lion-tailed.
- No tree shall be accepted that has co-dominant stems or excessive weak branch attachments that cannot be trained out without jeopardizing the natural form of the species.
- No tree shall be accepted that is root bound, shows evidence of girdling or kinking roots, or has "knees" (roots) protruding above the soil.

The City shall reserve the right to refuse any nursery stock that does not meet these standards, and may require any person who has planted such sub-standard trees, on City property or within City right-of-ways, to have these trees removed and replaced at that person's own expense.

**Planting Material Standards.** Unless otherwise approved by the Urban Forester, all City trees shall be planted using materials that meet the following criteria:

- Tree Stakes - Shall be two (2) sturdy, ten (10') foot long lodge pole pine stakes. Stakes will be placed on the outer edge of the root ball on either side of the tree, parallel to the curb or walkway or perpendicular to prevailing winds.

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<sup>1</sup> TREE PLANTING STANDARDS

## TREE PERMIT-TREE PLANTING STANDARDS

- Staking Ties - Shall be sixteen (16") to eighteen (18") inch rubber cinch ties to be fastened to each stake with galvanized roofing nails. Ties will be pulled around the tree's trunk in a manner that supports the top-heaviness of the canopy, but is loose enough to allow for free movement of the tree in the wind.
- Trunk Guards - An approved trunk guard shall be placed around the base of the trunk just above the soil grade. A trunk guard is a device used to deter mechanical damage, as a result of wounds inflicted on a tree's trunk by such devices as weed whips and lawnmowers.
- Wood Chip Mulch – All mulch shall be of a medium to fine grade, and shall be clean and free of rocks and debris.

**Tree Planting Specifications.** Most nursery tree stock in California is sold in a containerized form. The following guidelines are specific for containerized stock. If utilizing bare root or balled and burlaped trees, refer to the appropriate ISA guidelines for planting instructions.

All trees shall be planted immediately after the planting container has been removed. Containers shall not be cut or otherwise damaged prior to delivery of trees to the planting area.

The planting hole is one of the most important factors in establishing a healthy tree. Measure the width and depth of the root ball prior to digging. The diameter of the planting hole shall be dug at least two (2) times wider than that of the root ball. The depth of the planting hole shall be dug slightly shallower than the depth of the root ball to allow for the top two (2") inches of the root crown to remain above the finished grade.

Before placing the tree into the planting hole, tamp down the base of the hole to allow the tree to stand straight and to avoid the potential of the tree settling below the finish grade. Scarify or scrape the sides of the planting hole to break down any glazing or compaction that may have occurred as a result of digging.

Position the tree in the hole so that the tree stands upright and the top of the root crown is slightly exposed above the grade. Then, backfill the planting hole with clean, native soil no higher than halfway up the rootball. Slightly tamp the soil to remove air pockets, but be sure not to compact the soil too much. Complete the backfilling to the finish grade. Once again, tamp the soil slightly to remove air pockets.

Form a watering basin out of backfill material, approximately six (6") inches high. The basin shall be installed four (4") inches outside of and around the edge of the planting hole. Remove all nursery stakes, ties and ribbons from the tree, and install the planting materials as specified above.

A three (3") to four (4") inch layer of City approved wood chip mulch shall be placed within the planting basin of the tree. A space of three (3") inches shall be left between the tree's stem and the mulch layer to allow airflow and to restrict moisture from remaining static around the base of the trunk.

All new trees shall be given an initial deep watering, and provisions shall be made in the construction maintenance period for watering any new trees every ten (10) days or less as needed to keep the root zone moist.

Tree stakes and ties should be removed from the tree within three years after planting, or when the circumference of the tree's trunk is equal to or exceeds the circumference of the stakes.

For specific details on proper planting procedures refer to the attached Standard for Tree Planting and Staking.

2

## TREE PERMIT-TREE PLANTING STANDARDS

**Root Barriers.** Root barriers shall only be required in cases where parkway width is five feet or less, and at the discretion of the Urban Forester.

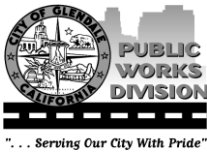
Barriers shall be installed in sheets directly against and parallel to new hardscape so the top of the barrier is placed at one half of an inch ( $\frac{1}{2}$ " ) inch over the finish grade.

Adjacent to sidewalk barriers shall be installed at a depth of no greater than 18". Adjacent to curbs barrier shall be installed at a depth of no greater than 24".

Barriers shall be installed at a slight angle (approximately 70 to 75 degrees) with the base of the barrier tilted or directed underneath the hardscape and away from the tree.

**I have read and understand the above specifications and agree to comply with all requirements.**

DATE \_\_\_\_\_ NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_



## TREE PERMIT – TREE PROTECTION STANDARDS

1

### TREE PROTECTION STANDARDS – CONSTRUCTION MANAGEMENT

Construction damage associated with new development taking place around existing trees can be detrimental to those trees in a number of ways. The following policy shall establish construction specifications to preserve and protect existing or native trees located on a site that is planned for development.

**General Site Evaluation.** As part of the environmental review for a location planned for development, the Planning Division will consult the Urban Forester on the appropriate measures to take regarding trees existing on the project site. The Urban Forester will work with the Planning Division to identify which trees will need to be removed and how those removals will be mitigated, and which trees shall need to be preserved and how those trees will be protected. The Urban Forester shall also examine site access and traffic route considerations, excavation limitations, appropriate locations for the piling of soil and debris, and the storage of equipment and vehicles as each of these activities pertain to trees on the project site.

**Protective Fencing.** Temporary, protective fencing shall be installed around any existing tree that is to be preserved on a project site. This fencing must be made of a material that has high visibility, such as fluorescent-colored, and must be posted at regular intervals around the tree. This fencing shall be placed at a minimum distance of fifteen (15) feet from the trunk of the tree or five (5) feet outside the dripline of the tree whichever distance is greater. No activity shall take place within this fenced in area.

#### **Irrigation.**

Providing supplemental irrigation for trees under water stress may be the single most important treatment. Irrigation should be designed to wet the soil within the dripline to the depth of the root zone and to replace that water once it is depleted. Light, frequent irrigation should be avoided. Create a six-inch berm around trees at the edge of the dripline and fill with no more than six inches of mulch. Fill the basin with water. Irrigation should wet the top two to three feet of soil to replicate similar volumes and normal seasonal distribution.

**Construction Mulching.** If the Urban Forester determines that traffic encroachment within the dripline of a preserved tree is unavoidable, than a six (6) to twelve (12) inch layer of temporary mulch shall be placed over the affected area to disperse the weight of traffic and equipment. Additional weight dispersal and mobility may require the placement of large plywood sheets over the mulched area. Construction mulching and plywood must be removed carefully using hand tools, so as not to damage the tree, as soon as the required activity within the dripline of the tree has been completed.

**Excavation Requirements.** Whenever possible, services such as water lines and utilities shall be routed around the dripline of trees that are being preserved on a site. If the Urban Forester determines that excavation within the dripline of a preserved tree is unavoidable, than every effort shall be made to tunnel under or through the tree's root system with a minimal amount of pruning, rather than to trench across the tree's roots.

All root pruning shall be in accordance with the Maintenance Guidelines established for such activity in this management plan.

**Grade Changes.** A change of grade around a tree, even well outside of a tree's root zone, can have serious impact on the tree due to reduced aeration or poor drainage.

## **TREE PERMIT – TREE PROTECTION STANDARDS**

The Urban Forester shall recommend that development specifications include requirements for mitigating such impacts to trees that are to be preserved on a project site based upon the type of grade changes that are to be implemented, tree species, drainage patterns, soil conditions and future irrigation and maintenance plans.

The Urban Forester shall employ the following mitigation measures whenever feasible:

Raised Grades. If a grade around an existing tree is to be raised with a backfill less than six (6) inches in depth, than the Urban Forester should consider vertical mulching as a mitigation measure. If a grade around an existing tree is to be raised more than six (6) inches, than the Urban Forester should consider specifying the construction of a tree well as a mitigation measure.

Lowered Grades. If a grade around an existing tree is to be lowered along the side of its root zone, than the Urban Forester should consider specifying the construction of a terraced dry wall as a mitigation measure. If a grade around an existing tree is to be lowered along all sides of its root zone, than the Urban Forester should consider specifying the construction of a tree island as a mitigation measure.

Diagrams and specifications for each of these mitigation measures are included in the Appendix of this management plan.

**I have read and understand the aforementioned tree pruning guidelines, and agree to perform all work identified in the attached Permit consistent with these standards:**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Permittee** <sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> TREE PROTECTION STANDARDS

Variance Case No.: PVAR2201935  
AUP/CUP Case No.: \_\_\_\_\_  
ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
Zone Change/GPA: \_\_\_\_\_  
Other PPPEX2201704

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

<b>Project Address: 5426 SAN FERNANDO RD</b>	<b>Project Case No.: PVAR2201935 &amp; PPPEX2201704</b>
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***If project comments are not received by the due date, it will be assumed that your department has no comments.***

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

**COMMENTS:**

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

**Date: April 19, 2022**

**Print Name: Mike Fortney/ Michelle Shahnazarians/ Aaron Brownell  
Title: Principal Housing Project Manager/ Administrative Analyst/ Hourly City Worker  
Dept.: Housing Tel.: (818) 548 3723/ (818) 550 4505/ (818) 550 4530**

**a. ADDITIONAL COMMENTS:**

- 1. On May 7, 2019, the City adopted a Citywide Affordable Housing Commercial Development Impact Fee, Ordinance No. 5929, codified at GMC 4.11 (collectively, the "CDIF"). The CDIF became effective after a 60-day period on July 7, 2019.

With the exception of hotels, auto dealerships, community land uses which serve the public, and the reconstruction of any building destroyed by fire, flood, earthquake or other act of nature (so long as the square footage does not exceed the square footage before the loss), the CDIF imposes a \$4 per square foot fee (per the FY 2021-2022 Citywide Fee Schedule) on all commercial development projects with a gross floor area exceeding 1,250 square feet. The proposed development at 5426 San Fernando & 753 West California (the "Project") is subject to the CDIF.

Per the ALTA Survey (Sheet A090, dated October 15, 2021), the Project involves the demolition of seven (7) existing, one-story commercial buildings totaling approximately, 167,795 square feet. Per Sheet A010, dated October 15, 2021, the Project proposes a gross floor area of approximately, 409,505 square feet of new, commercial offices, flex spaces, soundstages and commissary space. The CDIF provides a demolition credit. Consequently, the Project will owe approximately, \$966,840 in fees (delta of 241,710 square feet x \$4 per square foot) under the CDIF, due at building permit issuance.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.



Variance Case No.: PVAR2201935  
AUP/CUP Case No.: \_\_\_\_\_  
ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
Zone Change/GPA: \_\_\_\_\_  
Other PPPEX2201704

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

<b>Project Address: 5426 SAN FERNANDO RD</b>	<b>Project Case No.: PVAR2201935 &amp; PPPEX2201704</b>
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***If project comments are not received by the due date, it will be assumed that your department has no comments.***

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

**COMMENTS:**

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

<b>Date: March 21, 2022</b> <span style="float: right; font-family: cursive;">PC</span>	
<b>Print Name: Pastor Casanova, T.E.</b>	<b>CC: Mark Anthony Bueno, P.E.</b>
<b>Title: Principal Traffic Engineer</b>	<b>Dept. Public Works-Traffic Engineering</b>
<b>Tel.: 818-937-8324</b>	

**a. ADDITIONAL COMMENTS:**

- 1. A local transportation analysis may be required. At a minimum, applicant is required to prepare a trip generation calculation using ITE trip generation rates or local rates (if available) of similar land-use type. Trip generation calculation shall include any trip reductions as applicable to the project (e.g., existing use trip credit) and submitted to Public Works Traffic Engineering for review. A local transportation analysis will be required if the project generates at least 50 net-new peak hour vehicle trips.
- 2. Truck access should allow for trucks to enter head-first and any backing-up maneuvers should be accommodated on-site.
- 3. On Sheet A101 Site Construction Plan, Gate D appears to be exit only, but the arrows within the site show two-way traffic between Gate A and Gate D. Clarify internal circulation on plan.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1. 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.
- 2. 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.

CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** February 24, 2022

**TO:** Aileen Babakhani, Planner, Community Development Department

**FROM:** Gerald Tom, GWP Water Engineering  
Daniel Scorza, GWP Electric Engineering

**SUBJECT: PVAR 2201935**  
**5426 San Fernando Rd & 753 W. California Ave**

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

**Electric Engineering**

**Customer Service (818) 548-3921**

- Additional comment(s) and/or attachment(s).  
No conflict with variances requested in these RFC documents.

See previous Design Review for GWP comments on the buildings, easements, clearances, electrical service, etc.

**Fiber Optics (818) 548-3923**

- No conflict.

**Street Lighting (818) 548-4877**

- Relocation of any existing underground street light system in conflict with project will 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. Contact GWP at (818) 548-4877 for more information.
- 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 project's expense.

**Transmission & Distribution (818) 548-3923**

- No conflict.
- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.
- Additional comment(s) and/or attachment(s).  
Project is too close to GWP high voltage pole-line on San Fernando Rd (Area marked "A", Building 1. During the construction and afterwards, there must be a distance of at least 10 ft. radial distance between GWP power lines and the project structures and equipment. 2. Project is not allowed to use crane for construction on San Fernando side due to existence of the 69kV and 4kV overhead lines. 3. There are existing high voltage power lines on the easterly and southerly property lines of the proposed project. Those lines cannot be undergrounded and should stay undisturbed by the project. All the high line clearances shall apply to those lines. 4. Area located

on the southern edge of the project shows a wall that is too close to our poles. Each pole must have a square-shaped clearance of 5 feet on all four sides of the pole. The wall must be notched around the poles. 5. The entrance from W California Ave has high voltage lines crossing them. Be aware of these high voltage lines during the construction. 6. GWP engineering is researching the possibility of delivering the requested load through a 12kV system. At this point, GWP is not certain that it can deliver the requested power due to the field and construction constraints. 7. Project drawing shows Photovoltaic panels on some rooftops. Please provide an estimate of expected solar energy generation. This quantity is necessary to determine the voltage stability on GWP 12 kV system.

## **Water Engineering**

### **Recycled Water (818) 548-2062**

- No conflict.

### **Backflow Prevention (818) 548-2062**

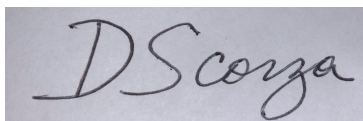
- Backflow prevention (BFP) devices are required for the following water services:
- Potable Water, Commercial
- Potable Water, Irrigation
- Potable Water, Fire
- See BFP requirements below:
- Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning 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. A list of approved backflow prevention assemblies can be found at [www.usc.edu/dept/fccchr/list.html](http://www.usc.edu/dept/fccchr/list.html).
- A separate fire line is required for this project. A Double Check Detector Assembly (DCDA) is required to be installed as close as practical to the point of connection and the property line. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family (4 units +), commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- Additional comment(s) and/or attachment(s).  
Please 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. Please visit

the USC list of approved backflow prevention assemblies' website <http://www.usclist.com/> to determine which assemblies' may be approved. SUB-LEVEL INSTALLATIONS ARE NOT ALLOWED.

### Potable Water (818) 548-2062

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 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
- 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.
- 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.
- 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.
- 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.
- Add all existing facilities per attached drawing(s).
- Revise as marked on check prints.
- Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- Please 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. Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- A complete set of plans shall be submitted for review to GWP Water Engineering.
- All proposed utilities crossing water mains shall maintain a minimum 1-foot vertical clearance from the water main. Please plan accordingly in order to maintain the clearance between the proposed utilities and the existing water mains.
- Additional comment(s) and/or attachment(s).  
See comments on sheet A090 & A100

Daniel Scorza  
Chief Assistant General Manager



Gerald Tom  
Senior Civil Engineer



DS/GT:fg/sb

# ALTA/NSPS LAND TITLE SURVEY

5426 SAN FERNANDO ROAD &  
753 WEST CALIFORNIA AVENUE  
GLENDALE, CA 91203

MILFORD STREET  
(80' WIDE PUBLIC RIGHT OF WAY)

METER #: 43012359  
SIZE: 1-1/2"  
ADDRESS: 5458 SAN FERNANDO ROAD

B1 BUILDING  
1 STORY CONCRETE BUILDING

## REQUIREMENTS FOR BACKFLOW DEVICES

In order for the City to connect a new water service or update and existing water services at any given location, in accordance with the City of Glendale Water & Power (GWP) regulations please submit a detailed plan that will indicate the following information that pertain to your proposed project:

- Standard Drawing 6762-A, (installation requirements)
- Standard Drawing 6561-A, Sheet 1 of 1 (for Fire Line, Double Check Detector Check Assembly (DCDA) or Double Check (DC), horizontal or vertical install)
- Standard Drawing, 6528-A Reduced Pressure Assembly (RP), Sheet 1 of 1 (for Domestic and/or Irrigation)

Please visit the USC list of approved backflow prevention assemblies' website <http://www.usclist.com/> to determine which assemblies' may be approved.

### Glendale Municipal Code for Backflow Prevention:

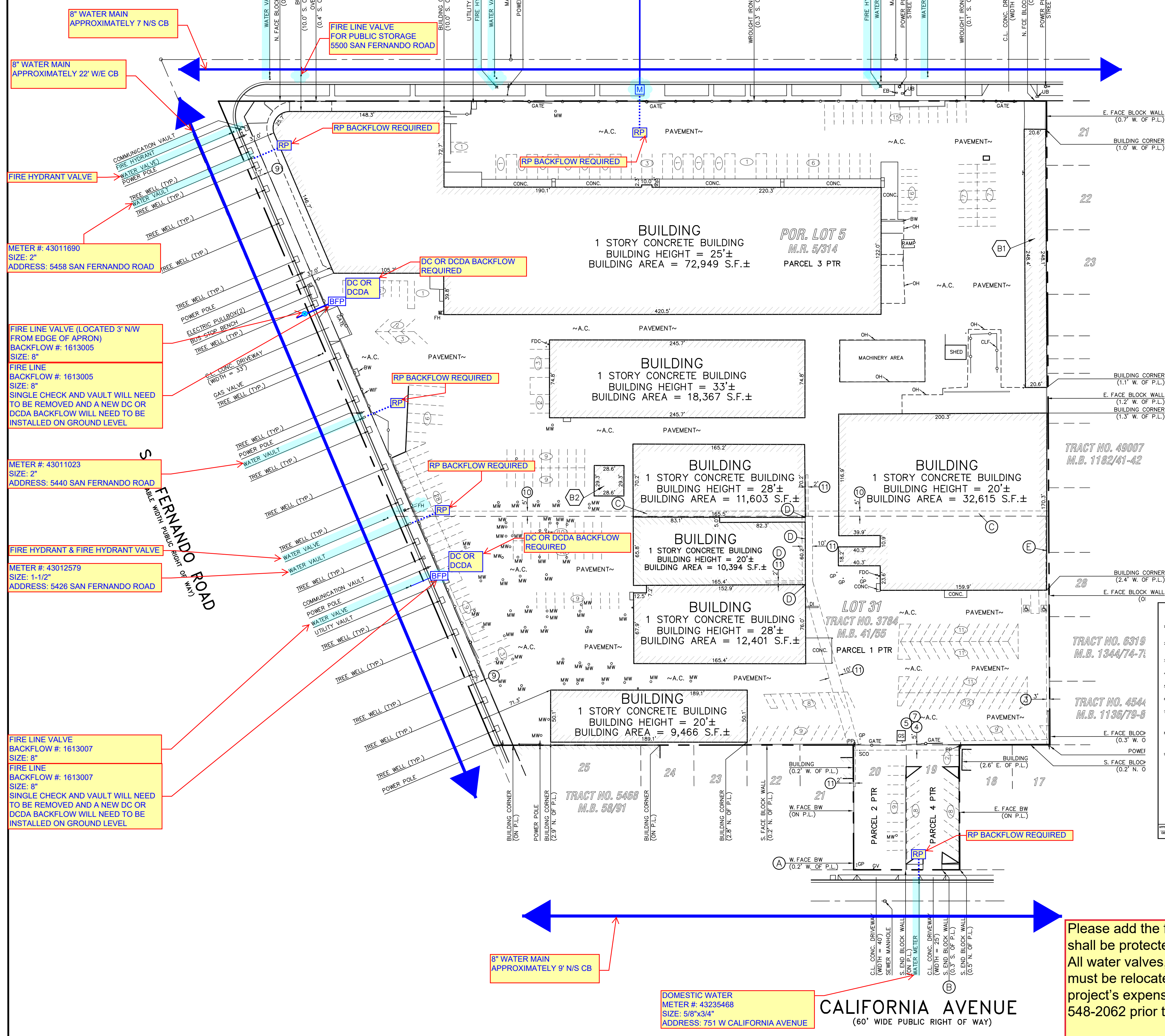
<http://qcode.us/codes/glendale/> (Click on, Title 13 Public Services -> Chapter 13.32 Backflow Prevention -> 13.32.070 Backflow Prevention Assemblies)

If you would like to email GWP Water Engineering your plans for review/approval, please include the following information:

**(PLEASE NOTE: All backflow assemblies must be installed as close to the point-of-connection as possible)**

- Identify the location of the fire line installation with DCDA or DC details
- Identify the location of the domestic and/or irrigation installation with RP details
- Details must include the domestic and/or irrigation; manufacture, model, size, and type
- Details must include the fire line; manufacture, model, size, and type
- Include a barrier in front of the device exposed in an open area
- Must show all clearances on the plan per City of Glendale standards requirements
- Must include City of Glendale standard drawings 6762-A (installation requirements) and selected assembly standard drawing 6561-A, 6808-A-1, 6808-A-2, 6808-A-3, or 6808-A-4 on plan

In addition to the plumbing plans, please include all utilities plans so that we may properly review your plans for clearances.



**INSTALLATION REQUIREMENTS**

- ALL INSTALLATIONS MUST BE CONDUCTED WITH A LICENSED WATER AND POWER ENGINEER, ANY QUALITY CONTROL CONNECTION TO A WATER SERVICE, AND A POWER ENGINEER FOR THE CONNECTION TO THE CITY OF GLENDALE WATER & POWER SYSTEM.
- BACKFLOW PREVENTION ASSEMBLY (BPA) SHALL BE INSTALLED AT THE POINT OF CONNECTION TO THE CITY OF GLENDALE WATER & POWER SYSTEM.
- THE ASSEMBLY SHALL BE INSTALLED AS CLOSE TO THE POINT OF CONNECTION AS POSSIBLE.
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**GLENDALE WATER & POWER CITY OF GLENDALE CALIFORNIA**

**REQUIREMENTS FOR BACKFLOW PREVENTION ASSEMBLY**

6762-A

**GLENDALE WATER & POWER CITY OF GLENDALE CALIFORNIA**

**REQUIREMENTS FOR BACKFLOW PREVENTION ASSEMBLY**

6561-A

**GLENDALE WATER & POWER CITY OF GLENDALE CALIFORNIA**

**STANDARDS FOR THE INSTALLATION WITH DOUBLE CHECK DETECTOR CHECK ASSEMBLY (DCDA)**

6561-A

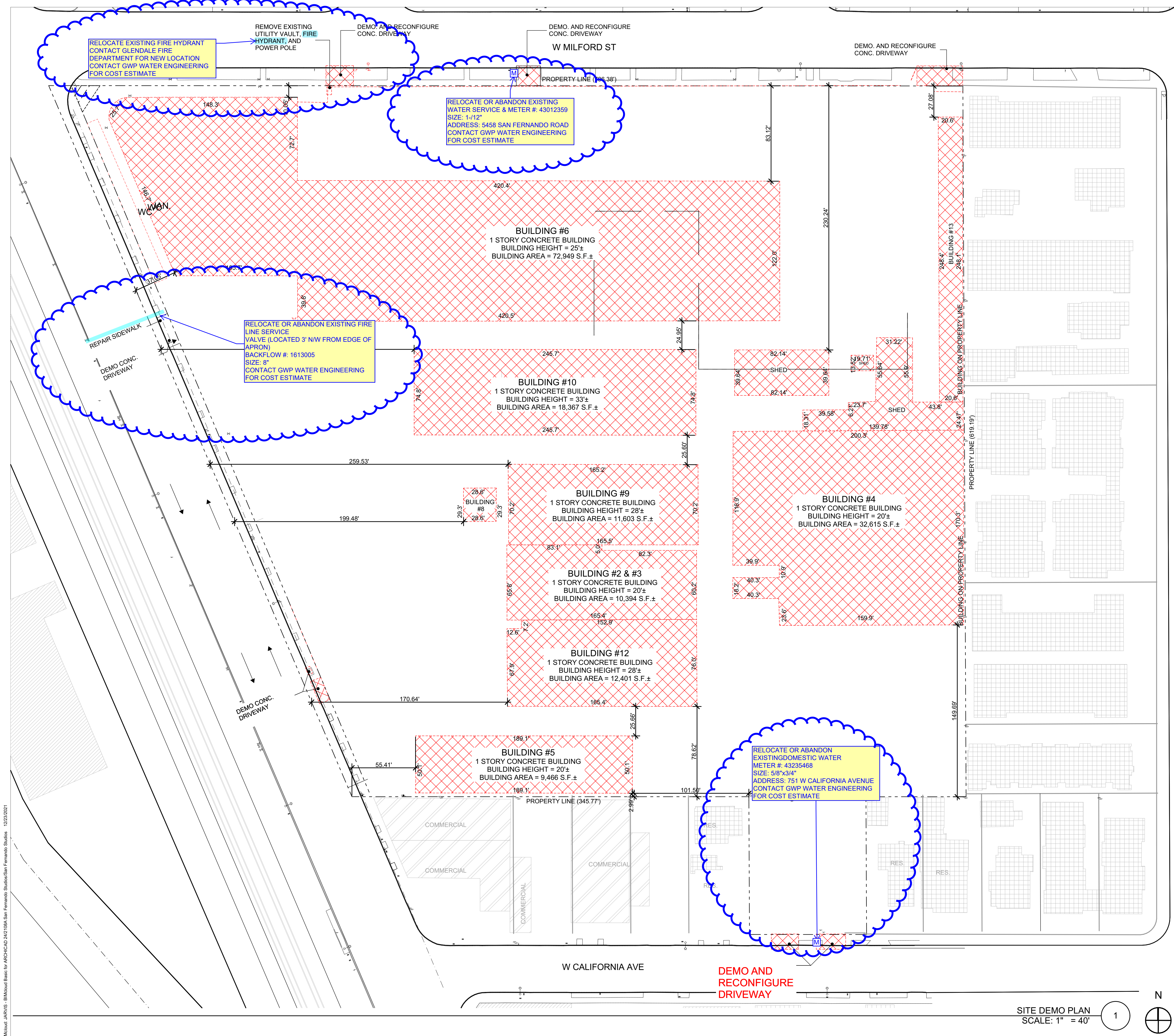
Please add the following to the General Notes: All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense. Please contact GWP Water Engineering at (818) 548-2062 prior to construction.

SCALE	1" = 40'
DATE	5/15/2021
DRAWN BY	CA
CHKD BY	JRN
SHEET	2
OF	2
FILE NO.	20123

DRAWN BY: NH, DSN, EC, LU, JGD, SA  
JOB: 2108A  
SCALE: AS NOTED

SHEET A090

OR CONSTRUCTION.



**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - SETBACK LINE  
 - - - - - STREET CENTER LINE  
 [Red Hatched Box] TO DEMOLISH

- GENERAL DEMO NOTES**
- GC/DEMOLITION CONTRACTOR TO PROCURE ALL NECESSARY PERMITS TO PERFORM THE WORK AND POST AS REQUIRED BY CODE
  - GC/DEMOLITION CONTRACTOR TO PROVIDE AND MAINTAIN REQUIRED SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION FENCES, BRIDGES, AND RESTRAINTS.
  - ERECT AND MAINTAIN DUSTPROOF PARTITIONS TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
  - IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, GC/DEMOLITION CONTRACTOR TO RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
  - GC/DEMOLITION CONTRACTOR TO REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, & RUBBISH
  - GC/DEMOLITION CONTRACTOR TO MAINTAIN ELECTRICAL AND PLUMBING SAFE-OFFS TO PERFORM REMOVALS
  - GC/DEMOLITION CONTRACTOR TO PROVIDE AND MAINTAIN A SAFE JOB SITE
  - GC/DEMOLITION CONTRACTOR TO PROVIDE AND MAINTAIN EGRESS FROM THE BUILDING AT ALL TIMES
  - DEMOLITION CONTRACTOR TO COORDINATE ALL REMOVALS W/ GC & THE APPROVED ABETMENT PLAN (BY OTHERS)
  - DEMOLITION CONTRACTOR TO CONFIRM W/ GC THAT ALL REQUIRED ABETMENT PER THE APPROVED ABETMENT (BY OTHERS) HAS BEEN COMPLETED BEFORE MAKING ANY REMOVALS.
  - GC/DEMOLITION CONTRACTOR TO REMOVED ABANDONED ELECTRICAL, TELEPHONE, & DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.
  - GC/DEMOLITION CONTRACTOR TO REMOVE ALL EXISTING FLOOR FINISHES, TYP. AND PREPARE SUBFLOOR FOR NEW FINISHES AS INDICATED
  - ALL MECHANICAL EQUIPMENT AND DUCTS, ELECTRICAL LIGHTING, PLUMBING FIXTURES AND OTHER MISCELLANEOUS EQUIPMENT AND HANGERS, AND FINISHES TO BE REMOVED UNLESS OTHERWISE NOTED. DEMOLITION CONTRACTOR TO COORDINATE PHASING OF MEP REMOVALS W/ GC TO MAINTAIN UNINTERRUPTED SERVICE TO ANY TEMPORARY REMAINING TENANTS. DEMOLITION CONTRACTOR SHALL DIRECT ALL QUESTIONS REGARDING MEP REMOVALS TO MEP ENGINEERS/ SUB CONTRACTORS THROUGH THE GC.
  - GAS, ELECTRICAL & SPRINKLER SERVICES TO THE BUILDING TO REMAIN.
  - DEMOLITION CONTRACTOR TO COORDINATE PHASING OF ANY REMOVALS W/ GC BEFORE ANY DEMOLITION WORK THE WORK COVERED BY THE EARLY START PERMIT INCLUDES THE REMOVAL OF INTERIOR NON LOAD PARTITIONS, CEI LINGS, PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS. FIRE SPRINKLERS AND ALL FIRE SAFETY SYSTEMS TO REMAIN WHERE PARTIAL REMOVALS ARE INDICATED OR EXACT EXTENT OF REMOVALS ARE TBD DEMOLITION CONTRACTOR TO CONFIRM PRIOR TO REMOVAL. GC TO CONFIRM W/ ARCHITECT EXACT EXTENT & LOCATION OF REMOVAL PRIOR TO REMOVAL.
  - ALL ROOF STRUCTURE, ROOF AND ROOF MATERIAL TO REMAIN P.I.P.
  - EXISTING BUILDING DIMENSIONS ARE PER ALTA SURVEY AS AVAILABLE (SEE ALTA SURVEY ON A090).

**RELATIVITY ARCHITECTS**  
 www.relativityarchitects.com  
 421 COLTON ST., LA. CA 90013 P.310.573.4300

5426 San Fernando Road,  
 Glendale, CA 91203

Site Demo Plan

DATE	ISSUE
10/15/2021	Schematic Design Draft Set
02/03/2022	REVISIONS

DRAWN BY	NH, DSN, EC, LU, JGD, SA
JOB NO.	2108A
SCALE	AS NOTED

**SCHMATIC DESIGN  
 DRAFT SET FOR  
 REFERENCE ONLY.  
 NOT FOR ENTITLEMENTS  
 OR CONSTRUCTION.**

**SHEET  
 A100**

SITE DEMO PLAN  
 SCALE: 1" = 40'  
 1

B:\hibouc\_JARVIS - BIM\mod Base for ARCHICAD 242108A\_San Fernando Studio\San Fernando Studios - 102212021