



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
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glendaleca.gov

May 1, 2024

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

Owner: Broadway Commercial Property LLC.

**RE: 610 WEST BROADWAY  
TENTATIVE TRACT MAP NO. 83052  
(Case No. PTTMCP 2005724)  
TIME EXTENSION REQUEST**

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on May 1, 2024, conducted a public hearing and **APPROVED WITH CONDITIONS (50)**, your application for a time extension for a period of **24 MONTHS (UNTIL FEBRUARY 17, 2026)** for the approved tentative Tract Map (Tentative Tract Map No. 83052 (Case No. PTTMCP 2005724), to subdivide 28 commercial units for condominium purposes in the "SFMU" - (Commercial/Residential Mixed Use) Zone, located at **610 West Broadway**, described as Lot 2, Tract No. 10419. The tentative tract map was approved on February 17, 2021, and expired on February 17, 2024. in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL DETERMINATION:** The Glendale Redevelopment Agency certified and adopted the mitigated negative declaration for this project on September 29, 2009.

A copy of the adopted motion is enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within ten (10) days (**MAY 13, 2024**), following the date of the Planning Commission's action.

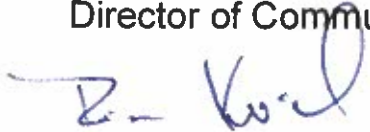
***All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Click "Appeals," "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **MAY 13, 2024**. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.937.2140 or contacting the case planner, Roger Kiesel at [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov) or 818.937.8152.***

If you have any questions, please do not hesitate to call me at (818.937.8152).

Sincerely,

B. Calvert

Director of Community Development Department



Roger Kiesel  
Senior Planner  
RK:sm

CC: City Clerk (K. Cruz); Police Dept. (A. Krikorian/Z. Avila); City Attorney's Dept. (G. Van Muyden/Y. Neukian); Fire Prevention Engineering Section-(J. Diaz/S. Partamian/D. Stimson); Traffic & Transportation Section (P. Casanova/S. Roudsari); Dir. of Public Works; 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); Parks, Recreation and Community Services Dept. (T. Aleksanian/A. Limayo); Neighborhood Services Division (J. Sada); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field/Urban Forester (L Klick/, C. Linares/ O. Urquidez); Engineering and Land Development (A. Avazian/S. Oganessian/R. Villaluna); and, case planner-R.Kiesel.

### **MOTION FOR TENTATIVE TRACT MAP 83052**

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Fuentes, that upon consideration of a time extension request for **Tentative Tract Map No. 83052 (Case No. PTTMCP2005724)**, to subdivide a development into 28 commercial condominium units in the SFMU (Commercial/Residential Mixed Use) zone, approval of said tentative map extension is hereby extended for a period of time not to exceed 24 months (until February 17, 2026); the Planning Commission hereby makes each and all of the following findings of fact:

- A. The extension is authorized by Chapter 16.24 and Chapter 16.32 of the Glendale Municipal Code, and Section 66452.6 of California Government Code.
- B. The findings made by the Planning Commission in its decision of February 17, 2021, remain applicable today.
- C. Conditions in the neighborhood of Tentative Tract Map No. 83052 have not changed to warrant reconsideration of the original approval.

### **CONDITIONS**

#### **Public Works Department Engineering Requirements**

1. The applicant shall comply with all Engineering Requirements under Grading Permit No. 1807.
2. A Tract Map shall be required. The subdivision shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or prior to recording of the final map, shall be based on the fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the Director of Public Works office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
3. The sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

4. A sewage capacity increase fee in the amount of \$3,915 will be assessed. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
5. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb.
6. Remove all broken curb, gutter, and sidewalk, along the entire street frontage of the property and construct new concrete new curb, gutter, and sidewalk.
7. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, and sidewalk.
8. The proposed driveway apron on shall be constructed per SPPWC Standard Plan No. 110-2.
9. The entire asphalt concrete roadway pavement within the vicinity of the property will be inspected after the completion of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement, restoration of parking restriction curb painting and striping, and restoration of landscaping and irrigation if necessary, at no cost to the City and to the satisfaction of the Director of Public Works.
10. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the project. The applicant shall coordinate all such work with the respective utility owners.
11. All existing street appurtenances including traffic striping, utilities, street signs, curb paintings, landscaping, and tree wells within the public right-of-way that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.
12. Traffic comments shall be submitted separately.
13. Separate permits are required for all work within the public-right-of-way. All applicable construction work shall conform to the SPPWC manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
14. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

**Public Works Department Maintenance Services Requirements**

15. Indicate on plans three (3) *Zelkova serrata* (sawleaf zelkova) trees along the West Broadway frontage, and location of new tree wells within City right of way, which should be no less than six (6) feet by six (6) feet in length and width.
16. Trees shall be 24" box in size and meet City standards for nursery stock and planting specifications.
17. Trees should be planted in the center of the parkway to be spaced equidistant from each other and from hardscape boundaries. Major modifications to placement or species shall be approved by Forestry.
18. Developer shall devise a long-term irrigation system for the new trees within the City right-of-way to ensure their establishment, development of deep roots, and long-term survival.

**Planning Division Requirements**

19. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by staff shall be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
20. The project shall be designed to accommodate a maximum of twenty-eight (28) commercial units in substantial conformance with the vesting tract map and preliminary development plans submitted therewith.
21. All ground and roof-mounted equipment shall be fully screened from view.
22. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
23. Impact fees shall be paid prior to final map approval.
24. All electrical, communication, fire alarm, and television service shall be provided underground.
25. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.

**Building and Safety Requirements**

26. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable

- regulations. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pools.
27. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Series, Planning, etc.), for the inspection to ascertain that all conditions of approval of this application are complied with.
  28. Building areas are allowed to be increased per 506.3 when automatic sprinkler system is used. These increases are not allowed in addition to height and story increase per 504.2.
  29. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
  30. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permit. New construction shall comply with Glendale's CalGreen Sections 4.106.4.2 (Item #6) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code.
  31. Comply with GBSC 2017, section 117 for "Refuse and Recycling Storage" rooms.

### **GWP Requirements**

32. Existing street light facilities shall be protected in place and be accessible to GWP personnel at all times.
33. Relocation of any existing underground street light system in conflict with the project shall be at the applicant's expense. All connections, splices and wiring of the system shall be done by Glendale Water and Power. The relocation of the street light substructure shall be done by the project in accordance with the plans approved by GWP Street Light Engineering.
34. The project is responsible for maintaining minimum clearance of eighteen (18) inches from the face of the power pole to the curb or driveway.
35. There is a high voltage transmission line on the pole-line at the rear of the property. Construction will intrude into the 10-foot clearance requirement from GWP high voltage overhead lines during construction. The maintenance of the radial 10-foot clearance during construction is the sole responsibility of the contractor. The contractor

shall notify GWP, Electrical Engineering when there is a need to work within the 10-foot radial clearance.

36. Backflow prevention (BFP) devices are required for each service connection(s) per the GWP Cross-Connection Control Program and Glendale Municipal Code. BFP device locations shall be approved by both Glendale Water and Power and the Planning Division prior to their installation. BFP are required to be installed as close as practical to the point of connection for meter service/water distribution system projection on the domestic, irrigation, and fire services. Installation of the BFPs must meet the 12" minimum – 36" maximum above finished street grade, 24" minimum front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross-connection exists. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device shall be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health.
37. A separate fire line is required. A Double Check Detector Assembly (DCDA) is required to be installed as close as practical to the point of connection and the property line. Customer shall submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer and model number of the approved DCDA.
38. A Reduced Pressure Principle (RP) Backflow Prevention Assembly shall be installed as close as practical to the potable service for multi-family, commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer shall submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer and model number of the approved RP.
39. STD Detail Drawings 6561-A, 6528-A and 6762-A shall be inserted on plans and specify location/manufacturer/model/size of backflow prevention assembly and adhere to clearance requirements. All backflow prevention assemblies are required to be installed at street grade and as close as practical to property line/service connection. Sub-level installations are not allowed.

40. Proposed fire service DCDA Wilkins 350 VU is not acceptable at its current location. The new proposed location shall be in the front of the building within a planter area adjacent to the driveway. The applicant shall provide the size, manufacturer and model number with plan submittal.
41. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
42. A complete set of plumbing plans and fire sprinklers plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water service and new fire line respectively.
43. Any water service or fire line connection must be permanently abandoned by Glendale Water and Power when no longer needed by the customer.
44. Water service or fire line service shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
45. Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycling water service to the property as well as offsite water facility improvements necessary to provide fire flow as require.
46. All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.
47. The owner shall be responsible to install all required pressure reducing valves as needed for the domestic and irrigation services.

**Community Services and Parks**

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

**Miscellaneous Requirements**

49. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision,



including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.

50. This tentative tract map approval shall be valid for twenty-four (24) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

This motion shall take effect and be in force upon the tenth (10<sup>th</sup>) day after its approval.

***Adopted this 1st day of MAY 2024.***

Vote As Follows

Ayes: Chraghchian, Fuentes, Lee, Shahbazian

Noes: None

Absent: Minassian

Abstain: None