

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 12/07/2023

DUE DATE: 12/27/2023

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Columba Diaz

Tel. # 818-937-8188

PROJECT ADDRESS: 1433 Mildine Drive Glendale, CA 91208 (APN 5611-008-052)

Applicant: Ben Pock bjpock@yahoo.com

Property Owner: Ben Pock

PROJECT DESCRIPTION:

To build a new second-floor 720 SF addition and 253 SF addition to the first floor to an (E) one-story single-family residence zoned R1-II and in a liquefaction zone.

PLEASE CHECK:

<input type="checkbox"/> A. CITY ATTORNEY	<input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)
<input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT:	<input checked="" type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):
<input checked="" type="checkbox"/> • (1) Building & Safety	<input checked="" type="checkbox"/> • (1) Engineering & Land Development
<input checked="" type="checkbox"/> • (2) Neighborhood Services	<input checked="" type="checkbox"/> • (2) Traffic
<input type="checkbox"/> • (3) Design Review & Historic	<input type="checkbox"/> • (3) Facilities (city projects only)
<input type="checkbox"/> • (4) Economic Development	<input checked="" type="checkbox"/> • (4) Integrated Waste
<input type="checkbox"/> • (5) Housing	<input checked="" type="checkbox"/> • (5) Maintenance Services/Urban Forester
<input type="checkbox"/> • (6) Urban Design & Mobility	
<input checked="" type="checkbox"/> D. COMMUNITY SERVICES/PARKS:	<input type="checkbox"/> J. GLENDALE POLICE
<input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)	<input type="checkbox"/> K. OTHER:
<input type="checkbox"/> F. GLENDALE WATER & POWER:	<input type="checkbox"/> • (1) STATE-Alcohol Beverage Control (ABC)
<input checked="" type="checkbox"/> • (1) Water	<input type="checkbox"/> • (2) Tribal Consultations (EIFs)
<input checked="" type="checkbox"/> • (2) Electric	<input type="checkbox"/> • (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: _____

ADR/DRB Case No.: **PDR-002471-2023**

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

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

Project
Address: 1433 Mildine Drive

Project
Case No.: PDR-002471-2023

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COMMENTS:

☐ This office **DOES NOT** have any comment.



This office HAS the following comments/conditions. ☐ (See attached Dept. Master List)

Date: 12/08/2023

Print Name: Ara Sargsyan

Title: **Building Official** **Dept. CDD/BSD**

Tel.:(818) 937-8104

COMMENTS:

1. A Building combination permit to be obtained from BSD:
2. The following documents/plans shall be submitted to building Safety for review (after initial plan check submittal, additional requirements may follow accordingly):
 - a. Soils/Geology report
 - b. Architectural plans, including grade elevations around the perimeter of the building
 - c. Structural design calculations and plans
 - d. Roof/Site drainage
3. Plans shall be in compliance with current edition of the City of Glendale Building and Safety Code (CGBSC)

From: Stimson, Dave
Sent: Friday, December 8, 2023 7:55 AM
To: Diaz, Columba
Subject: RE: PDR-002471-2023 (1433 Mildine Dr)

☐ This office **DOES NOT** have any comment.

☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: December 8, 2023

Print Name: Dave Stimson
Title: Principal Fire Environmental
Specialist Dept. Fire Tel.: 7707

1. Fire Department Access

- A. Show physical location of **address numbers** and means for illumination on all applicable elevation sheets.
- B. Provide **fire department emergency access** to all bedroom rescue windows/doors from the public right-of-way (street or sidewalk).

2. Fuel Modification / Landscape Plans

- A. Fuel modification / Landscaping plans must be approved by Fire Engineering prior to approval of architectural plans; obtain a Fire Permit for Landscaping.
- B. Fuel modification / Landscaping must comply with the Landscape Guidelines for Hillside Development.
- C. Provide a minimum 100 foot Fuel Modification Zone per the Landscape Guidelines for Hillside Development for all proposed and existing structures. Show and identify "fuel modification zone" on plans.
- D. For remodel / addition, provide photos of ALL existing landscaping / vegetation (not pictures of the house).
- E. Obtain a Right of Entry Permit for annual hazard abatement on adjacent City Property prior to approval of plans. Contact the City Real Property Agent in the Public Works Engineering Section for assistance at 818-548-3945.
- F. CBC Chapter 7A High Fire Hazard Area Requirements: All material and material assemblies shall be in accordance with 703A CBC
 - a) Roofing (CBC 705A)
 - Materials: shall be a minimum of Class "A" rating; roof assembly (including coverings) shall be installed in accordance with its listing and manufacturer's instructions; provide cut sheets.
 - Coverings: constructed to prevent flame/ember intrusion; be firestopped with approved materials or 72 pound cap sheet.
 - Roof valleys: approved flashing over 72 pound cap sheet (min. 36 inches wide).
 - Roof gutters: debris resistant roof gutters.
 - b) Ventilation (CBC 706A)
 - Flame and ember intrusion resistant openings (max. 1/8 inch); metal wire mesh; noncombustible; corrosion resistant.
 - No eave and cornice vents.
 - c) Exterior covering (CBC 707A)
 - Includes wall material, wall assemblies, eave overhangs, eave soffits, porch ceilings, floor projections and underfloor areas.

- Walls shall be one of the following: noncombustible material, ignition-resistant material, heavy timber assembly, SFM Standard 12-7A-1 compliant.
 - Open eaves shall consist of one of the following: noncombustible material, ignition-resistant material, 5/8 inch gypsum board backing, one hour assembly.
 - Enclosed eaves shall be protected by one of the following: noncombustible material, ignition-resistant material, 5/8 inch gypsum board backing, one hour assembly, boxed in assembly compliant with SFM Standard 12-7A-3.
 - Porch ceilings shall be protected by one of the following: noncombustible material, ignition-resistant material, 5/8 inch gypsum board backing, one hour assembly, boxed in assembly compliant with SFM Standard 12-7A-3.
 - Floor projections shall be protected by one of the following: noncombustible material, ignition-resistant material, 5/8 inch gypsum board backing, one hour assembly, boxed in assembly compliant with SFM Standard 12-7A-3.
 - Underfloor areas shall consist of one of the following: noncombustible material, ignition-resistant material, 5/8 inch gypsum board backing, one hour assembly, boxed in assembly compliant with SFM Standard 12-7A-3.
- d) Exterior Windows and Doors (CBC 708A)
- Includes windows, glazed doors, glazed openings in doors, structural glass veneer.
 - Windows and glazed doors: constructed of multipane glazing with minimum of one tempered plane, glass block units, 20 minute fire-resistance rating or SFS Standard 12-7A-2.
 - Doors: noncombustible or ignition-resistant material, solid wood core 1 3/8 inch minimum width, 20 minute fire-resistant rating, or SFM Standard 12-7A-1.
- e) Decking (CBC 709A)
- Walking surface material must comply if within 10 feet of the building.
 - Deck surface must be constructed of one of the following: ignition-resistant material compliant with both SFM Standards 12-7A-4 and 12-7A-5, fire retardant treated wood, noncombustible material, any material that complies with SFM Standard 12-7A-4A.
- f) Ancillary structures (CBC 710A)
- Includes structures which may pose an exposure hazard to applicable buildings such as trellises, arbors, patio covers, carports and gazebos.
 - Shall comply with Chapter 7A when within 50 feet of an applicable building.

3. Installation of Automatic Fire Sprinkler when the valuation reaches 50%

Dave Stimson, Principal Fire Environmental Specialist • City of Glendale • Fire Department
 780 Flower Street • Glendale, CA 91201 • (818) 937-7707 • dstimson@glendaleca.gov

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: December 27, 2023

TO: Columba Diaz, Community Development Department

FROM: Kevin Runzer, GWP Water Engineering
Catherine Babakhanlou, GWP Electric Engineering

SUBJECT: PDR-002471-2023
1433 Mildine Drive

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

Electric Engineering

Customer Service (818) 548-3921

- No conflict.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- 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.

Water Engineering

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- No conflict.

Potable Water (818) 548-2062

- No conflict.

Catherine Babakhanlou
Senior Electrical Engineer

Kevin Runzer
Senior Civil Engineer



CB/KR:sb/eh

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COMMENTS:

☒ This office **DOES NOT** have any comment.

☐ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

12/20/2023

Jessica Sada, Administrative Associate
Neighborhood Services, Community Development
(818) 937-8167

a. ADDITIONAL COMMENTS:

☐ 1.

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.

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COMMENTS:

☒ This office **DOES NOT** have any comment.

☐ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: December 11, 2023

Print Name: Amirah Limayo

Title: Senior Administrative Analyst **Dept:** Community Services & Parks **Tel:** (818) 548-2057

a. ADDITIONAL COMMENTS:

☐ 1.

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.

From: Villaluna, Ruel
Sent: Friday, December 8, 2023 2:27 PM
To: Diaz, Columba
Subject: RE: PDR-002471-2023 (1433 Mildine Dr)

Hi Columba,

The PW Land Development Section have no comments.

Ruel M. Villaluna, P.E.

City of Glendale - PWE

Land Development Section

*633 E. Broadway, Room 205, Glendale, CA 91206
(818) 937-8251*

From: Diaz, Columba <CoDiaz@Glendaleca.gov>
Sent: Thursday, December 7, 2023 5:51 PM
To: Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Limayo, Amirah <ALimayo@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Roudsari, Saed <sroudsari@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Klick, Loren <LKlick@Glendaleca.gov>; Linares, Carlos <CLinares@Glendaleca.gov>; Urquidez, Orlando <OURquidez@Glendaleca.gov>
Subject: PDR-002471-2023 (1433 Mildine Dr)



All,
Your comments are respectfully requested for the following project:

- **Address:** 1433 Mildine Drive Glendale, CA 91208 (APN 5611-008-052)
- **Project Description:** To build a new second-floor 720 SF addition and 253 SF addition to the first floor to an (E) one-story single-family residence zoned R1-II and in a liquefaction zone.
- **Due Date:** **Wednesday, December 27, 2023**
- **Exhibits:** Attached herein.

Questions? Please contact me at my information below.

Warm regards,

I look forward to assisting you further.

Columba Diaz • Planner • City of Glendale

633 East Broadway, Room 103 • Glendale, CA • 818-937-8188

CoDiaz@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)

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COMMENTS:

☐ This office **DOES NOT** have any comment.

× **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

Date: 12/11/23

Print Name: Jose A. Munoz

Title: Arborist Technician **Dept.** PW Urban Forestry **Tel.:** x. 3420

a. ADDITIONAL COMMENTS:

☒ 1. **Street Tree Ordinance**

There is one City of Glendale Street Tree in the public Right of Way (ROW) adjacent to this property, and no new street trees will be required as part of the development of this lot. Protective fencing will be required at a minimum distance of dripline + 1 foot (around the canopy) to prevent the piling of material, debris, and or equipment near or around the critical root zone. TPZ fencing and signage shall be depicted on plans for city submittal and Perform Work Near (Street Tree) shall be applied for.

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.

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Date: March 11, 2024

**Prepared by: Carlos Cortez, Civil Engineering Assistant
CC: Pastor Casanova, T.E., Principal Traffic Engineer**

Dept. Public Works-Traffic Engineering

Tel.: 818-937-8317

a. ADDITIONAL COMMENTS:

Local Transportation Analysis

- ☒ 1. A local transportation analysis is not required for this project. The currently proposed project is estimated to generate less than 50 net peak-hour trips.

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.