

## INTER-DEPARTMENTAL COMMUNICATION PROJECT CONDITIONS AND COMMENTS

**Project**  
**Address:** 1900 Riverside Drive

**Project**  
**Case No.:** PDR-000210-2022

***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:** March 27, 2023

**Print Name:** Amirah Limayo

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

### **a. ADDITIONAL COMMENTS:**

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

### **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.

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

**Project**  
**Address:** 1900 Riverside Drive

**Project**  
**Case No.:** PDR-000210-2022

***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:** May 24, 2023

**Print Name:** Dave Stimson

**Title:** Principal Fire/Environment Specialist **Dept.:** Fire **Tel.:** 818-937-7707

**a. ADDITIONAL COMMENTS:**

1. Automatic fire sprinkler system to provide complete sprinkler protection throughout.
2. Fire flow test (1500 GPM @ 20 psi).
3. Fire alarm system to provide complete protection throughout, including but not limited to fire extinguishers, exit signs, emergency lighting, and a Knox box.
4. Fuel modifications and landscape plans will be required.
5. Fire department access.

**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.

CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** April 12, 2023

**TO:** Vista Ezzati, Planner, Community Development Department

**FROM:** Leo Chan, GWP Water Engineering  
Daniel Scorza, GWP Electric Engineering

**SUBJECT: Design Review Board Application PDR-000210-2022  
1900 Riverside Drive (APN: 5625-031-008)**

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

**Electric Engineering**

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

- Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
- Project to pay all fees required for obtaining electric service before application(s) for building or electric permit(s) is/are signed by GWP Customer Service Engineering.
- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
- Additional comment(s) and/or attachment(s).  
Please provide Contact Information for Property Owner and Designer or Electrician to GWP Electric Service Planning at GWPElectricEngineeringINFO@Glendaleca.gov or by phone at 818-548-3921.

Notice: It is taking approximately 14 weeks for a service planner to contact owner, designer, or electrician once we received the required information to set an appointment to visit site.

**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**

- 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.

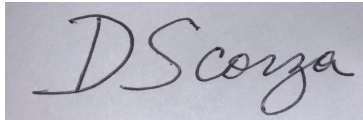
- Any water service or fire line shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
- Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall 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.
- 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.

Daniel Scorza

Chief Assistant General Manager

Leo Chan

Senior Civil Engineer



DS/LC:fg/sb

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

**Project**  
**Address:** 1900 Riverside Drive

**Project**  
**Case No.:** PDR-000210-2022

***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:** 4/6/23

**Print Name:** Loren Klick

**Title:** Urban Forester **Dept.** PWMS **Tel.:** x3416

**a. ADDITIONAL COMMENTS:**

☒ 1.

Forestry has reviewed a set of plans dated February 2010 and have the following comments and recommendations:

**Relevant Municipal Code Requirements**

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.

There is one California sycamore (*Platanus racemosa*) within 20' of the project, but this tree is located within the City of Los Angeles, and is therefore not subject to GMC 12.44.

Street Tree Ordinance (GMC 12.40)

Glendale Municipal Code requires a Street Tree Permit prior to any site disturbance to or near street trees. There are no existing City street trees adjacent to the project site, and due to limited space and the angle of the roadway near the traffic signal, Public Works will not require the planting of any trees at this time.

Requirements:

1. Per GMC 12.44, add the following note regarding Indigenous Trees to the project site plan:  
"Protected oak, sycamore, bay trees on the property and within 20' of the property are inaccessible to the proposed construction activity and will experience NO impact. No protective fencing is required."

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

☐ 1.

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

☒ Comments/Conditions

☐ No Comments

1. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements. 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 LID and NPDES-related drainage devices on the property and granting inspection rights to the City. Contact Mr. Bill A'hearn for Covenant & Agreement details.

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

4. The existing dirt parkway along Riverside Drive shall be removed and replaced with compacted decomposed granite.

5. The existing alley to be vacated shall be completed prior to the issuance of the building and/or grading permit. Contact Mr. Bill A'Hearn for alley vacation requirements.

6. The entire asphalt concrete roadway pavement and street improvements within the vicinity of the property shall be inspected after the completion of the project. In the event of damage, because of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement.

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

8. 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 proposed street improvements and shall coordinate all such work with the respective utility companies.

9. 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.

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

**Case No.: PDR-000210-2022**

**Address: 1900 Riverside Drive**

**Case Planner: Vista Ezzati**

Signature: 

Yazdan T. Emrani, P.E.  
Director of Public Works

Date: 7/12/23