

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

DATE: March 28, 2024

DUE DATE: April 11, 2024

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

FROM: Eric Ji, Planning Associate

Tel. # Ext. 8178

PROJECT ADDRESS: 1239 Rossmoyne Avenue (APN: 5646-002-008)

Applicant: Edgar Markosyan

Property Owner: Ani Malkhasyan

PROJECT DESCRIPTION:

To add a new 599 square-foot (SF) second-story and add 489 SF to the first floor of an existing 2-story, 2,413 SF single-family residence (originally built in 1927) with a detached, two-car garage on a 10,920 SF lot zoned R1 (Floor Area District II).

PLEASE CHECK:

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

Variance Case No.: _____

AUP/CUP Case No.: _____

ADR/DRB Case No.: PDR-003119-2024

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

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

Project Address: <u>1239 Rossmoyne Avenue</u>	Project Case No.: <u>PDR-003119-2024</u>
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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 28, 2024

Print Name: Dan Hardgrove, Asst. PW Director

Dept. Public Works /Maint. Services Tel.: ext/ 3400 _____

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: _____

Print Name: _____

Title: _____ **Dept.** _____ **Tel.:** _____

a. ADDITIONAL COMMENTS:

- ☐ 1.

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

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

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THE DRAWINGS AND DESIGNS SPECIFICATIONS AND DETAILS REPRESENTED HEREIN ARE THE PROPERTY OF THE ARCSTEM, AND NO PART THEREOF SHALL BE USED OR REPRODUCED FOR ANY PURPOSE OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCSTEM. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE AND REPORT ANY DISCREPANCIES TO ARCSTEM.

PAGE TITLE:	SITE PLAN
PROJECT NUMBER:	0000099
DATE:	03/19/2024
DRAWN BY:	Author
CHECKED BY:	Checker

- LEGEND
- BUILDING FOOTPRINT

STORM DRAIN FLOW

NEW ADDITION

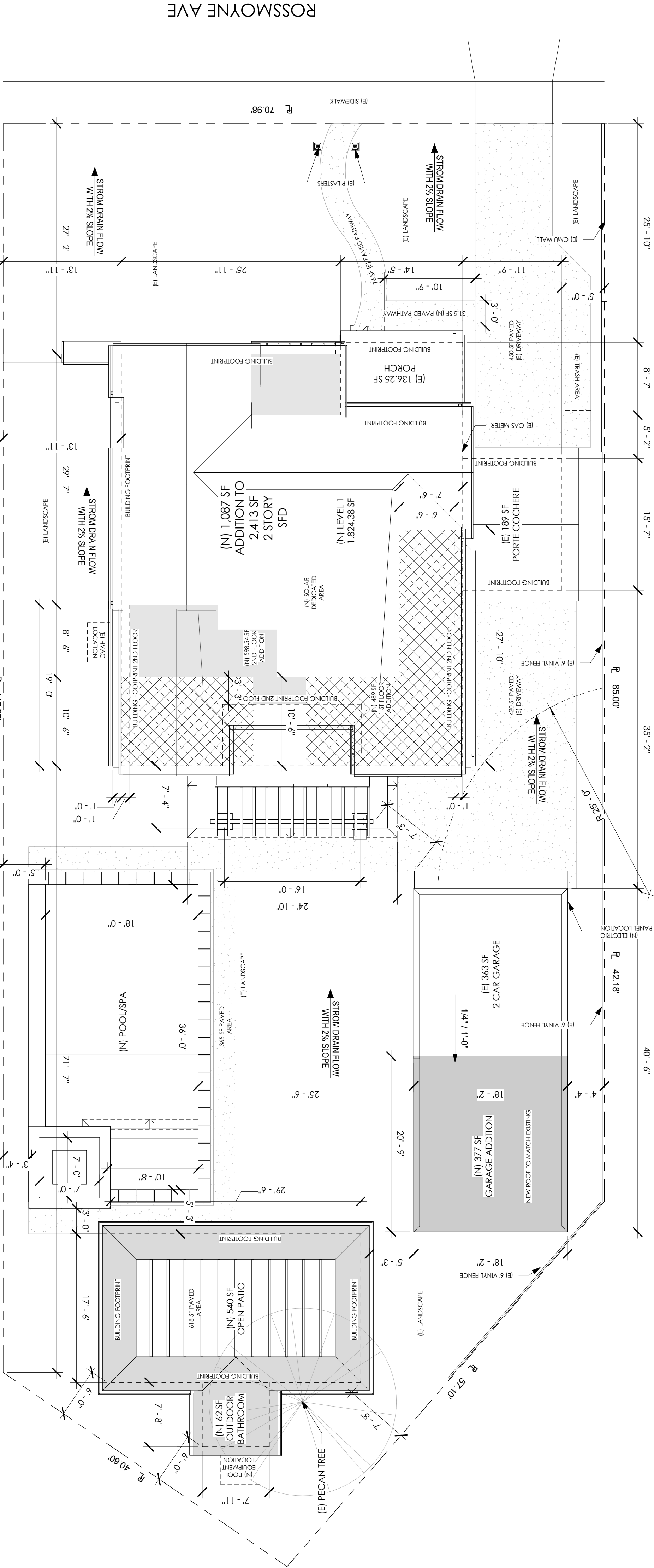
SOLAR DEDICATED AREA

PAVED AREA

LANDSCAPED AREA

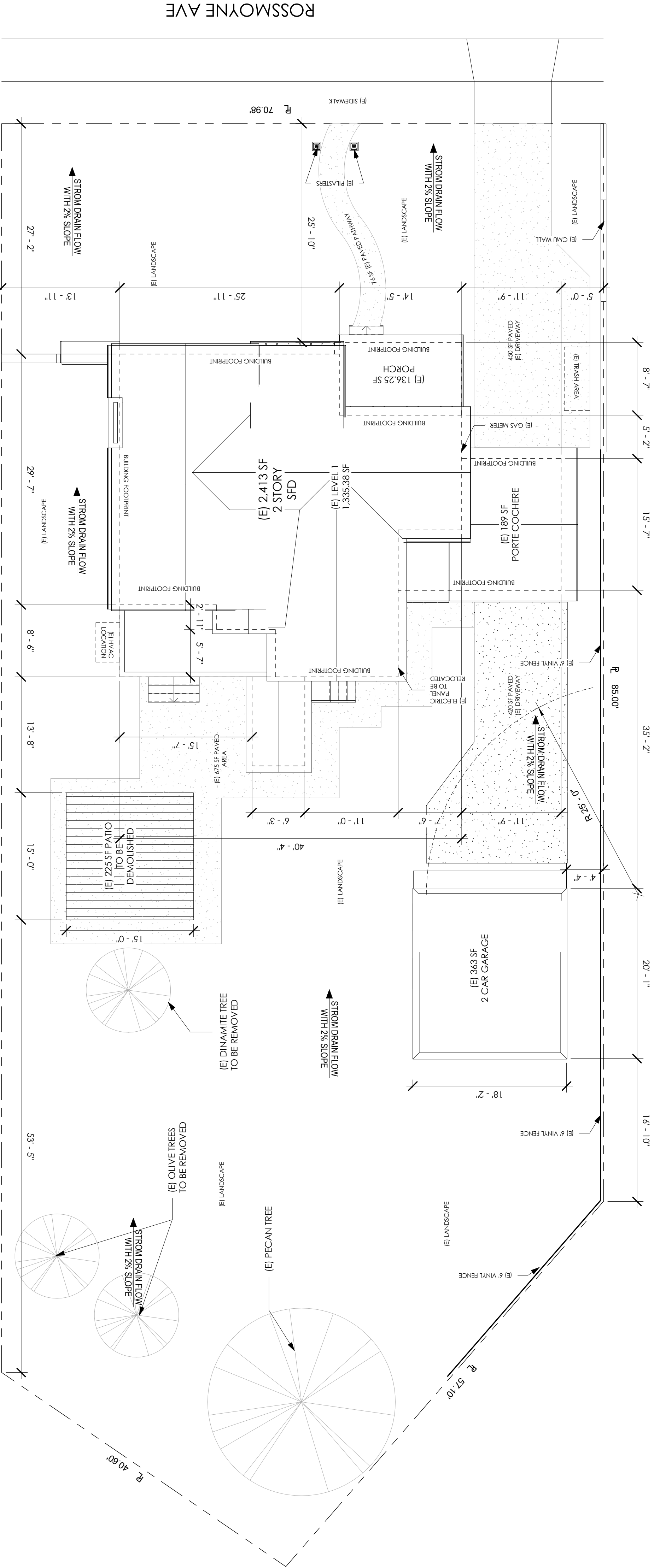
2 SITE PLAN (N)

1/8" = 1'-0"



1 SITE PLAN (E)

1/8" = 1'-0"



CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: April 08, 2024

TO: Eric Ji, Community Development Department

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

SUBJECT: PDR-003119-2024
1239 Rossmoyne Ave (APN: 5646-002-008)

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.
- Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, contact GWP Customer Service Engineering to obtain a Permit to Occupy (PTO) application and pay applicable fee.
- The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
- Additional comment(s) and/or attachment(s).
New additions are not allowed under existing overhead electrical lines.

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.
- Additional comment(s) and/or attachment(s).
Permanent structures are not allowed under power lines.

Water Engineering

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- No conflict.

Potable Water (818) 548-2062

- 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.
- Add all existing facilities per attached drawing(s).
- 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.
- No further comments

Catherine Babakhanlou
Senior Electrical Engineer

Kevin Runzer
Senior Civil Engineer



CB/KR:sb/eh

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Date: 04/01/2024

Print Name: Ara Sargsyan
Title: Building Official **Dept.** CDD/BSD **Tel.:** (818) 937-8104

COMMENTS:

1. Separate Building permits are required for each structure:
 - a. Single family dwelling
 - b. Detached Patio/ Bathroom
 - c. Detached Garage
 - d. Swimming Pool and Spa
 - e. Grading
 - f. Fire Sprinkler System
 - g.
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. Topo Survey map, including grade elevations around the perimeter of the building.
 - c. Architectural plans
 - d. Structural design calculations and plans
 - e. Roof/Site drainage
 - f. Grading Plans
 - g. Green Building Plans
 - h. Energy Code Compliance forms
3. Plans shall be in compliance with current edition of the City of Glendale Building and Safety Code (CGBSC)

ADDITIONAL COMMENTS:

1. Based on Existing / Demo / Proposed Building plans, the project valuation for the main Dwelling may exceed the 50% of the existing building replacement value threshold. Fire Sprinklers will be required