

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

DATE: September 9, 2021

DUE DATE: October 11, 2021

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

FROM: Dennis Joe **Tel. #** 818-937-8157

PROJECT ADDRESS: 4208 New York (5606-013-063) and
unaddressed parcel (5606-013-062)

Applicant: Patrick Zohrabians

Property Owner: Patton Development Group, LLC

PROJECT DESCRIPTION:

Lot line adjustment to adjust the lot lines between two parcels (4208 New York 5606-013-063 and unaddressed parcel 5606-013-062) to allow the construction of two (2) new single-family residences. The project includes the demolition the existing single-family residence that straddles or up to the bisecting interior property line and the removal of a single oak tree.

PLEASE CHECK:

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

Variance Case No.:

AUP/CUP Case No.:

ADR/DRB Case No.:

Tentative Tract/Parcel Map No.:

Zone Change/GPA:

Other

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

Project Address: 4208 New York (5606-013-063
unaddressed parcel (5606-013-062)

Project Case No.:__

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: 10-14-21

Print Name: Loren Klick

Title: Urban Forester Dept. Maintenance Services, Public Works Tel.: x3416

a. ADDITIONAL COMMENTS:

☒ 1.

Summary

Forestry can support the project as proposed on the following conditions:

The proposed site plan should include a parkway landscaping component involving the planting and irrigation of two (2) new City street trees. The parcel is adjacent to the 210 Freeway and an arterial road, and trees in this location will provide important benefits to the immediate area.

To mitigate for the removal of the coast live oak tree in the center of the lot, one (1) additional new coast live oak tree should be included in the new landscaping plan for EACH new residence, for a total of two (2) new coast live oak trees on site.

Indigenous Tree Ordinance

Glendale is a community that recognizes its trees as one of its most valuable resources. The indigenous Oak, Bay, and Sycamore trees within the city are natural aesthetic resources which help define the character of the city. These trees are worthy of protection due to the many benefits that they provide, including the counteraction of air pollution, noise pollution, and soil erosion; storm water management; critical wildlife habitat; and the natural scenic beauty they lend to the city.

It is the intent of the Indigenous Tree Ordinance to create favorable conditions for the preservation of indigenous trees in the community while respecting individual rights to develop, maintain and enjoy private property to the fullest possible extent consistent with the public interest, health and welfare. (Ord. 5719, § 1, 12-7-2010). This review will evaluate the proposed

project for potential impacts to protected trees, and recommend feasible alternatives or mitigation measures to reduce those impacts.

Required Plan Submittal

Glendale Municipal Code requires all persons who apply for development permits or entitlements to submit an accurate plan showing exact locations of each protected indigenous tree on the subject property 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. This project submittal has met these requirements.

Site Description

The subject property is located in the Crescenta Highlands neighborhood of Glendale. This neighborhood sits within the Crescenta Valley, between the Verdugo Mountains to the southwest and the San Gabriel Mountains to the northeast. Typical native vegetation includes annual grassland, chaparral, and Southern oak woodland plant communities.

The lot is mostly flat and is adjacent to the north side of the 210 Freeway overpass. There are two small structures on site and one protected coast live oak tree in the center of the lot. Another coast live oak tree is located just off site, along the south side of the property line, close to the slope that rises up to the 210 Freeway. An existing chain link fence separates this tree from the main flat pad of the lot. Both trees are in good condition and are of a similar size, between 16-18 inches in diameter at breast height (DBH). The oak tree in the center of the lot is approximately 24 feet tall and the off-site oak tree on the side of the lot is approximately 32 feet tall.

Project Description

The proposed project includes a lot line adjustment to adjust the lot lines between two parcels (4208 New York 5606-013-063 and unaddressed parcel 5606-013-062) to allow the construction of two (2) new single-family residences. The project includes the demolition the existing single-family residence that straddles or up to the bisecting interior property line and the removal of a single oak tree in the center of the lot.

Potential Impacts to Protected Trees

The proposed construction will require the removal of one mature coast live oak tree from the center of the lot. The off-site oak is distant enough from the proposed construction that it will experience minimal impact, given basic tree preservation measures are practiced on site, and the existing boundary fence is retained throughout construction.

City Street Trees

This project involves construction and landscaping adjacent to City right of way on New York Avenue. There are no extant city trees along the frontage.

Suggested Conditions

The proposed site plan should include a parkway landscaping component involving the planting and irrigation of two (2) new City street trees. The parcel is adjacent to the 210 Freeway and an arterial road, and trees in this location will provide important benefits to the immediate area.

To mitigate for the removal of the coast live oak tree in the center of the lot, one (1) additional new coast live oak tree should be included in the new landscaping plan for EACH new residence, for a total of two (2) coast live oak trees on site.

1. Indicate on the plans the locations of the two (2) recommended street trees within the public right of way. Trees should be planted in the center of the parkway to be spaced equidistant from hardscape boundaries. Major modifications to placement or species shall be approved by Forestry.
2. Plant (2) coast live oak (*Quercus agrifolia*) trees.
3. Trees shall be 24" box in size and meet City standards for nursery stock and planting specifications.
4. 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 and indicate this system on the plans.
5. Developer must the contact the urban forester at least 48 hours prior to trees being delivered in order to arrange for tree inspection.
6. Developer must see that trees are in good condition at the time of project completion.
7. Show a total of (2) coast live oak trees in a 24 inch box size for installation as part of the project's landscaping plan.
8. All plant material must be oak compatible and the project planting plan will be subject to approval by Forestry staff.
9. If the project is approved by the City, the applicant must contact Forestry staff for a Indigenous Tree Permit before removing the oak tree in the center of the lot.

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

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

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety – SARKIS HAIRAPETIAN

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – MARK BERRY

Housing – PETER ZOVAK and MIKE FORTNEY

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN (Tereza Aleksanian, Alternate)

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – SITA DEMIRJIAN and FOSTER MCLEAN

GLENDALE WATER AND POWER:

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and FAUSTINO GARCIA (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. JEFF NEWTON and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – EDWARD HITTI and RUEL VILLALUNA

Traffic & Transportation – PASTOR CASANOVA and MARK BUENO

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES, LOREN KLINK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))