

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

**Project**  
**Address: 1732 Wabasso Way**

**Project**  
**Case No.: PDR 2112818**

***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: 08-23-2021**

**Print Name: Sarkis Hairapetian**  
**Title: Pr. BCS. Dept. B&S. Tel.: X-3209**

**Conditions:**

- ☒ 1. That all necessary permits (i.e., building, fire, engineering, grading, 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.
  - A. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
  - B. Projects is within the Wildland Urban Interface Fire Areas and it shall comply with Chapter 7A, Vol. 1. CBC 2016.
- ☒ 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
- ☒ 3. 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.
  - A. Electric vehicle (EV) charging for new construction. New construction shall Comply with Glendale's CALGreen Sections 4.106.4.1 (items #5 ) 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 (CEC).
- ☒ 4. Soil engineer is to determine if the site consists of superficial fill overlaying natural soil. If so then the volume of removal and re-compaction shall be calculated
- ☒ 5. Site grading shall be limited to 50 cubic yard or less for the excavations of the proposed footings and grade slabs. Greater than 50 cubic yard will require grading application and grading permit.
- ☒ 6. The proposed improvements shall not increase the amount of storm water runoff to the properties downstream. Hydrology and hydraulic calculations shall be submitted to the City for review and approval.

- ☒ 7. Any proposed drainage infrastructures shall be constructed per City standards.

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

☒ Comments/Conditions

☐ No Comments

1. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.

2. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb. No drainage shall be allowed directly into the sidewalk.

3. Reconstruct driveway approach to align with the new driveway. The driveway approach shall be constructed per the Standard Plans for Public Works Construction Manual (SPPWC), Plan No. 110-2.

4. Consult with the Public Works City Arborist if the dying Brisbane Box Tree needs to be removed or replaced.

5. 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.

6. Traffic comments shall be provided separately.

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

**Case No.: PDR 2112818**

**Address: 1732 Wabasso Way**

**Case Planner: Vista Ezzati**

Signature: 

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

Date: 8/17/2021



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**COMMENTS: See Below**

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

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

**Date:** 8/20/21

**Print Name:** Foster McLean  
**Title:** Asst Fire Marshal **Dept.** Fire **Tel.:** 7706

**a. ADDITIONAL COMMENTS:**

1. **Fire sprinkler system.** A complete automatic fire sprinkler system shall be installed in all new structures in accordance with the recommendations of NFPA 13D and the requirements of the Glendale Building and Safety Code. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit. Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contraindicated. Flat concealed sprinkler heads are required in all habitable areas.
2. **High Fire Hazard Area.** Projects located in the High Fire Hazard Area must comply with all related regulations (see the Fire Prevention Vegetation Management section of the Glendale Fire Department website [www.glendalefire.org](http://www.glendalefire.org) for a map and related requirements).
3. **Hazard abatement.** All hazardous vegetation shall be abated per city requirements for a distance of 100 feet prior to construction of any new structure (and from any existing structures) and shall be maintained at all times.
4. **Fuel modification/Landscaping.** All landscaping/fuel modification shall comply with the Hillside Development Landscape Guidelines. Provide a minimum 100-foot Fuel Modification Zone for all proposed and existing structures. Submit plans and application to obtain a Fire Permit.
5. **Building materials.** All building material and material assemblies (walls, roofs, eaves, decks, windows, etc.) for projects within the High Fire Hazard Area shall comply with the CBC Chapter 7A.

**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:** August 09, 2021

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

**FROM:** Gerald Tom, GWP Water Engineering  
Daniel Scorza, GWP Electric Engineering

**SUBJECT: PDR 2112818  
1732 Wabasso Way**

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

**Electric Engineering**

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

- No conflict.
- 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.
- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).

**Fiber Optics (818) 548-3923**

- No conflict.

**Street Lighting (818) 548-4877**

- No Conflict

**Transmission & Distribution (818) 548-3923**

- No conflict.
- 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**

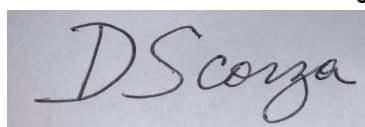
- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
- 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.

Daniel Scorza

Chief Assistant General Manager

Gerald Tom

Senior Civil Engineer

A black and white photograph of a signature on a piece of paper. The signature is written in cursive and reads "D Scorza".A blue ink signature on a white background. The signature is written in cursive and appears to read "Gerald Tom".

DS/GT:fg/sb

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**COMMENTS:**

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

**Date:** 8/3/2021

**Print Name:** Loren Klick

**Title:** Urban Forester **Dept.:** Public Works **Tel.:** x3416

**a. ADDITIONAL COMMENTS:**

☒ 1.

**Indigenous Trees**

There are no identified indigenous trees within the project boundaries or within 20' of the project. This is correctly noted on plans.

**Street Trees**

This project involves construction and landscaping adjacent to City right of way on Wabasso Way. There is one extant City street tree within the project boundaries.

The proposed site plan indicates no trees new would be planted within the City right of way, and the existing City tree would be retained. The plans indicate it as a 'Brisbane box (dying).' However, the existing City tree is a camphor (*Cinnamomum camphora*). The tree is in poor condition, likely due to recent parkway and front yard modifications, and will not survive the proposed landscape and construction impacts. Therefore, it will require removal and replacement at a 2-to-1 ratio on site.

Forestry would support the removal of this existing City tree with the planting of two (2) new trees within the public right of way at this address. Exact locations within the public right-of-way are to be determined by the developer in light of ingress and egress and underground utility considerations.

**SUGGESTED CONDITIONS:**

Please follow the recommended City Standards:

1. Indicate on plans the required removal of the one (1) existing City tree, a camphor (*Cinnamomum camphora*).
2. Indicate on plans the locations of the two (2) new 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.
3. Plant (2) Chinese pistache (*Pistacia chinensis*) trees. Cultivars are acceptable.
4. Trees shall be 24" box in size and meet City standards for nursery stock and planting specifications.

5. Developer shall devise a long-term irrigation system specific to 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 landscape plans.
6. Developer must the contact the urban forester at least 48 hours prior to trees being delivered in order to arrange for tree inspection.
7. Developer must see that trees are in good condition at the time of project completion.

If I may be of further assistance, please contact me at ext. 3416.

**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.