

INTER-DEPARTMENTAL COMMUNICATION PROJECT CONDITIONS AND COMMENTS

Project Address: <u>924 Old Phillips</u>	Project Case No.: <u>PDR2111714</u>
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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: 07-22-2021

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 2019.
- ☒ 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 Structure or building on hillside with slope greater than 33% shall comply with the Section 1615 special hillside design requirements.
- ☒ 4. 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).
- ☒ 5. A grading permit maybe required. Refer to Grading Requirements Checklist for additional requirements.
- ☒ 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.

- ☒ 8. Additional requirements may apply after the initial submittal of the plans for building plan check.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: July 12, 2021

TO: Minjee Hahm, Community Development Department

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

SUBJECT: PDR2111714
924 Old Phillips Rd

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 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.

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.

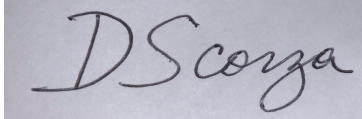
- All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.
- Additional comment(s) and/or attachment(s).
The property has an existing 3/4 inch water meter and service. The static water pressure at the project site is approximately 134 psi, the owner shall be responsible to install all required pressure reducing valves as needed for the domestic and irrigation services.

Daniel Scorza

Chief Assistant General Manager

Gerald Tom

Senior Civil Engineer

A black and white photograph of a signature that reads "DScorza".A blue ink signature that appears to read "G. Tom".

DS/GT:fg/sb

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. The proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2. In addition, a minimum 4-foot wide sidewalk shall be constructed at the back of the driveway apron. The additional sidewalk is required to conform to ADA access requirements.

3. The applicant shall dedicate to the City for sidewalk use purposes, a minimum 4-foot wide strip of land at the back of the proposed driveway apron. The new sidewalk shall join the existing sidewalk on Old Phillips Road.

Contact Mr. Bill A'hearn at (818) 548-3945 for sidewalk easement dedication fees and details.

4. The applicant shall dedicate to the City for sidewalk use purposes, a minimum 4-foot wide strip of land at the back of the proposed driveway apron. The new sidewalk shall join the existing sidewalk on Old Phillips Road.

5. All roof and/or 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.

6. Remove and replace all broken curb, gutter, and sidewalk.

7. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, sidewalk, landscaping, and irrigation as necessary.

8. The entire asphalt concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement.

9. 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.

10. 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.

11. 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.

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

Case No.: PDR 2111714

Address: 924 Old Phillips Road

Case Planner: Minjee Hahm

Signature: 

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



Date: 7/13/2021

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PROJECT CONDITIONS AND COMMENTS**

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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: 07/21/21

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. **Address.** Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.
3. **Emergency escape.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.
4. **Emergency access walkway.** Provide an emergency access walkway leading from fire apparatus access road to exterior openings per the CFC. Landings shall be provided beneath bedroom rescue windows or doors to provide fire department access around the home. All architectural and landscape plans shall be designed to avoid any present or future obstructions that may hinder access and placement of fire department ladders.
5. **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 for a map and related requirements).
6. **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.

7. **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.
8. **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.