

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 NPDES-related drainage devices on the property and granting inspection rights to the City.

3. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee in the amount of **\$1,284** will be assessed. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.

4. The applicant shall dedicate to the City for street use purposes, a portion of the property at the southeast corner of California Avenue and Jackson Street, of sufficient area, in order to accommodate an ADA-compliant handicap ramp.

5. The proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2.

6. 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.

7. 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 project, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division.

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

9. Comments from Traffic Section shall be submitted separately.

10. Separate permits shall be required for all work within the public right-of-way.

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

Case No.: PDBP 2120753

Address: 246 N. Jackson Street

Case Planner: Cassandra Pruett

Signature: _____



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

Date: _____

1/5/2022

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

DATE: 12/16/21

DUE DATE: 12/30/21

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

FROM: Cassandra Pruett, Planner

Tel. # 818-937-8186

PROJECT ADDRESS: 246 N. Jackson St.

Applicant: Farzin Maly

Property Owner: Artshar LLC

PROJECT DESCRIPTION:

Demolish existing 1,708 SF, two-story building with three units (built in 1946) and replace with 9,314 SF, three-story multi-family building with 11 units (one very low income) and a 15-space subterranean parking garage on a 7,512 SF corner lot. Concessions requested for height/stories and setbacks. Waivers requested for floor area ratio, minimum unit size, and possibly other standards to be determined during plan review.

PLEASE CHECK:

<p><input type="checkbox"/> A. CITY ATTORNEY</p> <p><input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Building & Safety<input type="checkbox"/> (2) Neighborhood Services<input type="checkbox"/> (3) Design Review & Historic<input type="checkbox"/> (4) Economic Development<input checked="" type="checkbox"/> (5) Housing<input type="checkbox"/> (6) Urban Design & Mobility <p><input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Water<input checked="" type="checkbox"/> (2) Electric	<p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Engineering & Land Development<input type="checkbox"/> (2) Traffic & Transportation<input type="checkbox"/> (3) Facilities (city projects only)<input type="checkbox"/> (4) Integrated Waste<input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input type="checkbox"/> J. GLENDALE POLICE</p> <p><input type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)<input type="checkbox"/> (2) Tribal Consultations (EIFs)<input type="checkbox"/> (3) City Clerk's Office
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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 _____

PDBP2120753

SCALE 1" = 100'

$$72 \mid \text{-----}$$

811209A08 721208806
850129502-05L 790830502
80081201
8908109501001-04
92033102005001-04

9 CALIFORNIA AVE.

ST. 60

ST. 09

17

61

Diagrammatic depicts approximate dimensions.

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.			
Condominium	Common Area	Subdivision	
Plan Reference	Tract No.	Units of Acreage	
#912109	8-17-79	35100	Sheet 2
#987288	8-27-85	42130	Sheet 2

89 WILSON

AVE

CODE
4045

TOWN OF GLENDALE M.R. 14-95-96
CONDOMINIUM
TRACT NO. 42130 M.B. 1052-89-90

CONDOMINIUM
TRACT NO. 35 100
M. B. 923-82-83

CONDOMINIUM
TRACT NO. 41229
M. B. 991-85-86

FOR PREV. ASSM'T SEE:
5643 - 29

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Other _____ PDBP2120753

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

Project
Address: 246 N. Jackson St.

Project
Case No.: PDBP2120753

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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: 12/21/2021

Print Name: Loren Klick

Title: Urban Forester **Dept.** PW/MS **Tel.:** x3416

a. ADDITIONAL COMMENTS:

☒ 1.

Indigenous Tree Ordinance

Glendale Municipal Code requires all persons to submit accurate plans showing exact locations of protected indigenous trees in the subject area and on adjoining properties whose trunks or branches are located twenty (20) feet outside the subject property line. Please add the following notes to the Plans: "There are no protected oak, bay, or sycamore trees on the property or within 20' of the property" per GMC 12.44 requirements. An Indigenous Tree permit will not be required.

Street Tree Ordinance

There are two (2) City street trees adjacent to the subject property, a carrotwood (*Cupaniopsis anacardioides*), on N. Jackson Street, and an Italian cypress (*Cupressus sempervirens*) on E. California Ave. Both trees are in fair condition but will not survive construction impacts due to the presence of their roots in the areas to be demolished for the new structure. Forestry will require one (1) new tree on N. Jackson Street, and three (3) new trees on E. California Avenue. Please indicate existing City trees on Plans and the proposed locations of new trees.

As part of the project, Forestry will require the following:

1. Plant four (4) new City street trees. On E. California Avenue, plant three (3) Chinese tallow trees (*Triadica sebifera*). On N. Jackson Street, plant one (1) flowering pear (*Pyrus calleryana*) of any cultivar in the existing tree well. Existing growspace in the parkway, or tree wells, should be retained or expanded to maximize space for tree roots and to limit conflicts future with the tree. Developer must follow City standards and specifications for street tree planting. All trees must be 24" box size. Exact locations can be sited by the developer, subject to approval by the City.

2. Trees must be irrigated using approved drip irrigation equipment and operated from a separate valve for street tree establishment.
3. Developer must contact the Urban Forester 48 hours prior to trees being delivered in order to arrange for inspection prior to planting.
4. Developer must see that the trees are in good condition at the time of the 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.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: December 20, 2021

TO: Cassandra Pruett, Community Development Department

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

**SUBJECT: PDBP 2120753
246 N Jackson Street**

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).
- Project will require an on-site transformer vault facility for the electrical service. GWP will start the new vault design after the project has provided the following:
 - Electrical load calculations.
 - Single line diagram.
 - Electrical room layout.
 - Switchboard elevations.
 - Architectural plans showing the proposed vault and electrical room locations.
 - Elevation plans.
- Additional comment(s) and/or attachment(s).
Project to contact GWP during the design phase to obtain approval for the on-site transformer facility location and size.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict
- The existing street light facilities (pull boxes, street light poles, conduits, etc.) shall be protected in place and be accessible to GWP personnel at all times.

Transmission & Distribution (818) 548-3923

- No conflict.

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, Irrigation
- Potable Water, Fire
- Potable Water, Multi-family (4 units +)
- 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.
- 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. 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.
- Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
- 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.

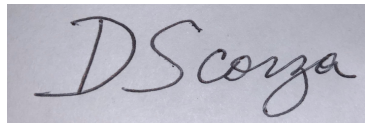
- Any water service or fire line shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
- Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall 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.
- Additional comment(s) and/or attachment(s).
The property has an existing 3/4" water service with 5/8" water meter. The static water pressure at the project site is approximately 58 psi. With proposed buildings of 3-stories in height, an onsite booster pump system may be required for the water service to the proposed site, at the owner's expense. The booster pump system shall provide the appropriate amount of pressure to meet fire flow requirements determined by the Glendale Fire Department.

Daniel Scorza

Chief Assistant General Manager

Gerald Tom

Senior Civil Engineer

A black and white photograph of a signature that reads "DScorza" on a light-colored background.A blue ink signature that appears to read "G Tom" in a cursive style.

DS/GT:fg/sb

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Property Owner: Artshar LLC

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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 _____ PDBP2120753

**INTER-DEPARTMENTAL COMMUNICATION
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: 1/7/22

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 throughout all new structures in accordance with the recommendations of NFPA 13 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. **Fire alarm system.** A fire alarm system shall be installed capable of notifying the occupants, audibly and visually, upon activation of the automatic fire sprinkler system. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit.
3. **Riser, FDC and FACP locations.** Ensure location of automatic fire sprinkler riser, Fire Department Connection (FDC – must remain visible from the street) and Fire Alarm Control Panel (FACP) on the architectural and landscaping plans (FDC only). Coordinate locations with Fire Department staff; provide a three (3) foot clear pathway from FDC to sidewalk; pathway shall be clearly marked on the plans.
4. **Backflow prevention.** Contact GWP Water Engineering regarding the location and model of a backflow prevention device and water meter when installing a fire water line. Coordinate model, location, setback and obscuring of backflow prevention device (may not be visible from the street) with GWP Water Engineering, CDD Zoning and the Fire Department. GWP and CDD Zoning approval is required prior to submitting plans for Fire Department approval.
5. **Water flow.** Show compliance with water flow requirements per the CFC. Provide request and payment for fire flow verification report and flow test. A completed copy of the report must be provided to the Fire Department upon submittal of the first plan check for the fire sprinkler system.
6. **Elevator.** Elevator size shall be capable of accommodating a gurney and meet the requirements per the CBC.
7. **Gurney access.** All areas of the building shall be accessible by an approved gurney access path from all points of Fire Department access, to the satisfaction of the Fire Department.
8. **Emergency access walkway.** Provide an emergency access walkway leading from fire apparatus access road to exterior opening per the CFC; access walkway must be able to accommodate a 20-foot long ladder. Landings shall be provided beneath rescue windows or

doors to provide fire department access around the home. The architectural and landscape design shall omit any present or future obstructions that may hinder access and placement of fire department ladders.

9. **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.

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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: 01-03-2022

Print Name: Sarkis Hairapetian

Title: Pr. B.C.S. Dept. B&S Tel.: X-3209

Conditions:

- ☒ 1. That all necessary permits shown below to be obtained from Building and Safety Division.
 - a. Planning/Zoning.
 - b. Building.
 - c. Fire,
 - d. Engineering.
 - e. Grading.
 - f. Other..
- ☒ 2. That all necessary permits shall be in compliance with the following current code.
 - A. GBSC-2020, Glendale Building Standards Code
 - B. CBC-2019. California Building Code
 - C. CMC-2019. California Mechanical Code
 - D. CEC-2019. California Electrical Code
 - E. CPC-2019. California Plumbing Code
- ☒ 3. That State Accessibility Standards be met per CBC-2019, as required by the Building and Safety Division.
- ☒ 4. A two-way communication system per CBC-2019 Sec. 1009.8 is required.
- ☒ 5. 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 4.106.4.3 (items #7) 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.
- ☒ 6. Comply with GBSC-2020, section 117 for "Refuse and Recycling Storage" rooms.
- ☒ 7. The proposed improvements shall not increase the amount of storm water runoff to

the Neighboring properties. Hydrology and hydraulic calculations shall be submitted to the City for review and approval.

- ☒ 8. Provide Low Impact Development (LID) Report, per LID Development Standards. Hydrology and hydraulic calculations shall be submitted to the City for review and approval.
- ☒ 9. For additional and detailed information on Low Impact Development (LID), please refer to "**Glendale Municipal Code**": Click on the link below <http://gcode.us/codes/glendale/> go to Title 13, **PUBLIC SERVICES**, then go to sub section 13.43 "**LOW IMPACT DEVELOPMENT STANDARDS (LID)**"
- ☒ 10. All Designated Projects must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so. Any proposed drainage infrastructures shall be constructed per City standards.
- ☒ 11. Obtain a separate Grading Permit.
- ☒ 12. After the initial plan check submittal, additional requirements shall/will apply accordingly.

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

DATE: 12/16/21

DUE DATE: 12/30/21

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

FROM: Cassandra Pruett, Planner

Tel. # 818-937-8186

PROJECT ADDRESS: 246 N. Jackson St.

Applicant: Farzin Maly

Property Owner: Artshar LLC

PROJECT DESCRIPTION:

Demolish existing 1,708 SF, two-story building with three units (built in 1946) and replace with 9,314 SF, three-story multi-family building with 11 units (one very low income) and a 15-space subterranean parking garage on a 7,512 SF corner lot. Concessions requested for height/stories and setbacks. Waivers requested for floor area ratio, minimum unit size, and possibly other standards to be determined during plan review.

PLEASE CHECK:

<p><input type="checkbox"/> A. CITY ATTORNEY</p> <p><input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Building & Safety<input type="checkbox"/> (2) Neighborhood Services<input type="checkbox"/> (3) Design Review & Historic<input type="checkbox"/> (4) Economic Development<input checked="" type="checkbox"/> (5) Housing<input type="checkbox"/> (6) Urban Design & Mobility <p><input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Water<input checked="" type="checkbox"/> (2) Electric	<p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Engineering & Land Development<input type="checkbox"/> (2) Traffic & Transportation<input type="checkbox"/> (3) Facilities (city projects only)<input type="checkbox"/> (4) Integrated Waste<input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input type="checkbox"/> J. GLENDALE POLICE</p> <p><input type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)<input type="checkbox"/> (2) Tribal Consultations (EIFs)<input type="checkbox"/> (3) City Clerk's Office
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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 _____ PDBP2120753

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

Project
Address: 246 N. Jackson St.

Project
Case No.: PDBP2120753

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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: April 22, 2022

Print Name: Mike Fortney / Michelle Shahnazarians / Aaron Brownell
Title: Principal Housing Project Manager / Administrative Analyst / Hourly City Worker
Dept. Housing Tel.: (818) 548 3723 / (818) 550 4505 / (818) 550 4530

a. ADDITIONAL COMMENTS:

- ☐ 1. Applicant has proposed the development of a new, density bonus rental housing project totaling eleven (11) residential dwelling units (the "Project"). The Project will provide a total of one (1) affordable unit (14 percent of the total number of units of the base density of 6.01 (rounded up to 7)) to very low income households.

The Project is located in the R-1250 (High Density Residential) zone. The Project site (APN 5642-018-039) has a lot area of 7,512 square feet. Sites zoned R-1250 are permitted one (1) unit per 1,250 square feet, which permits a maximum density of 35 units per acre. By right, Applicant has a base density of 7 units ($7,512 / 1,250 = 6.01$ rounded up).

Per State Density Bonus Law (CA Govt Code § 65915), an applicant is ineligible for a density bonus or any other incentives / concessions if a project is proposed on a parcel with rental dwelling units that have been vacated or demolished within five (5) years from the project's development application, or have been occupied by lower or very low income households, unless the proposed project replaces those units.

If the rental dwelling units have been vacated or demolished within a five (5) - year period preceding the project's development application, the proposed project is required to provide the same number of units of equivalent size (i.e., the same total number of bedrooms as the units being replaced) as affordable to the same or lower income households in occupancy during such time. If the incomes are unknown to the applicant, there is an established rebuttable presumption per HUD's Comprehensive Housing Affordability Strategy database. This presumption amounts to 37% of renter households at or below 80% area median income. Replacement unit calculations resulting in fractional units are rounded up.

Per the Los Angeles County Assessor, the Project site contains three (3) residential dwelling units at one-bedroom each. The Project site was purchased on September 2, 2020 and

Applicant submitted a development application to Planning (PMPA2016969) on October 22, 2020. Applicant has provided Housing staff supporting documentation in the form of a Grant Deed, Real Estate Withholding Statements, an Addendum, Tenant Estoppel Certificates and Mutual Termination of Rental Agreements to confirm owner-occupancy of one (1) residential unit above 80% area median income and the vacancies of the remaining two (2) residential units. By applying the established rebuttable presumption of 37% to the two (2) remaining vacant residential units, one replacement unit is required under State Density Bonus Law ($37\% \times 2 = .74$ (rounded up to 1)).

Applicant is entitled to a forty-six point twenty-five percent (46.25%) density bonus by providing one (1) very low income unit (14 percent of the base density of 7 = .95 (rounded up to 1)). This request complies with State Density Bonus Law, which allows up to a forty-six point twenty-five percent (46.25%) density bonus, as well as two (2) incentives in exchange for the provision of a fourteen percent (14%) affordability level of very low income units. By providing one (1) very low income unit, Applicant also meets the replacement unit requirement under State Density Bonus Law. With a forty-six point twenty-five percent (46.25%) density bonus, the Project is permitted eleven (11) units (7 (rounded up from 6.01) $\times 1.4625 = 10.24$ (rounded up to 11)). With a fourteen percent (14%) affordability level, Applicant is entitled to two (2) concessions. By right, Applicant has requested two (2) concessions: (1) increase in height and stories; and (2) reduction in setbacks.

As currently designed, the Project contains five (5) one-bedroom units and six (6) two-bedroom units, which amounts to seventeen (17) bedrooms total. The Project must generate 2 bedrooms to Housing ($(17 \text{ bedrooms} / 11 \text{ total units}) \times 1 \text{ affordable unit} = 1.54$ rounded up to 2). As such, one (1) affordable unit with two (2) bedrooms must be selected. Applicant has proposed Unit 204, which consists of two (2) bedrooms. Housing preliminarily approves Unit 204 as the affordable unit.

Applicant has requested an automatic parking concession under CA Govt Code § 65915(p) and GMC 30.36.090(B). CA Govt Code § 65915(p) preempts GMC 30.36.090(B). CA Govt Code § 65915(p)(2)(A) provides that upon the request of an applicant, the required vehicle parking ratio, inclusive of handicapped and guest parking, is not to exceed one-half (0.5) space per unit of a development providing at least eleven percent (11%) very-low income units located within one-half (0.5) mile of a major transit stop with unobstructed access. The Project proposes eleven (11) residential dwelling units. Should the Project be located within one-half (0.5) mile of a major transit stop with unobstructed access, then the parking concession per CA Govt Code § 65915(p)(2)(A) would amount to a minimum of six (6) residential parking spaces ($11 \text{ units} \times 0.5 = 5.5$ rounded up to 6).

Alternatively, pursuant to CA Govt Code § 65915(p)(1), an applicant of a housing development meeting the minimum requirements to qualify for a density bonus may apply for a parking concession, inclusive of handicapped and guest parking, pursuant to the following ratios: one (1) on-site parking space per unit for zero to one bedroom units and one and one-half (1.5) on-site parking spaces per unit for two to three bedroom units. The Project proposes a unit mix of five (5) one-bedroom units and six (6) two-bedroom units. Based on the number of units and bedrooms provided, the parking concession per CA Govt Code § 65915(p)(1) requires a minimum of fourteen (14) residential parking spaces ($(5 \text{ units} \times 1 = 5) + (6 \text{ units} \times 1.5 = 9) = 14$). The Project exceeds the minimum requirement per CA Govt Code § 65915(p)(1), and proposes to provide fifteen (15) parking spaces total. Accordingly, the Project meets and exceeds the parking requirements under CA Govt Code § 65915(p)(1).

Per GMC 30.35, the Inclusionary Zoning Ordinance (the “IZO”) requires a housing development (a rental development project with a base density of eight (8) or more dwelling units proposed to be constructed in the City) to provide fifteen percent (15%) of the units as

affordable to low-income households. With a base density of seven (7) units, the Project is not subject to the IZO.

Per GMC 4.11, the Affordable Housing Commercial Development Impact Fee (the “Commercial DIF”) is not applicable to the Project as the Project does not entail a permitted commercial component.

Miscellaneous Comments: Per CSI, Planning has collected Housing’s Density Bonus Agreement Fee and Density Bonus Housing Plan Fee (collectively, \$5,305). Prior to Planning’s potential issuance of a Density Bonus Decision Approval Letter (the “Letter”), Housing is to work with Planning to attach the Project’s Density Bonus and Inclusionary Housing Plan to such Letter.

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
Community Development Department
Request for Comments Form (RFC)

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DUE DATE: 12/30/21

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FROM: Cassandra Pruett, Planner

Tel. # 818-937-8186

PROJECT ADDRESS: 246 N. Jackson St.

Applicant: Farzin Maly

Property Owner: Artshar LLC

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ENTITLEMENT(S) REQUESTED

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

Project
Address: 246 N. Jackson St.

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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: December 28, 2021

PC

Print Name: Pastor Casanova, T.E.
Title: Principal Traffic Engineer
Tel.: 818-937-8324

CC: Mark Anthony Bueno, P.E.
Dept. Public Works-Traffic Engineering

a. ADDITIONAL COMMENTS:

- ☐ 1. A local transportation analysis is not required for this project. The currently proposed project is estimated to generate less than 50 net peak-hour trips.
- ☐ 2. Any proposed fence/wall adjacent to the drive aisle leading to subterranean parking shall not block visibility of pedestrians on the sidewalk.

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. The contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.) on City's Right-Of-Way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works - Engineering Division. Permit must be displayed at job site.
- ☐ 2. An approved Construction Traffic Control plan shall be required for use during project construction. The plan shall identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction. The plan shall also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route.

From: Zohrehvand, Fred <fzohrehvand@Glendaleca.gov>
Sent: Tuesday, February 15, 2022 2:11 PM
To: Pruett, Cassandra <CPruett@Glendaleca.gov>
Subject: FW: Fw: 246 N. Jackson Apartment Project- VMT Technical Memo

Hi Casandra:

I just received an email from Art. The VMT analysis was prepared by JB associate and sent to me on January 15th. However, I didn't not get the email, Jano misspelled my last name- see below-

The attached VMT analysis for 246 N. Jackson Apartment Project - is accurate and approved. I have no further comment.

Please let me know if you have any questions.

Thanks