



January 16, 2020

Mr. James Lott
1311 North Pacific Avenue
Glendale, CA 91202

**RE: 1311 NORTH PACIFIC AVENUE
REQUEST FOR REASONABLE ACCOMMODATION
CASE NO. PRACCOM 1911691**

Dear Mr. Lott:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.52, on January 16, 2020, the Director of Community Development, **APPROVED** your application for a Reasonable Accommodation requesting to reduce the amount of required landscaping within the required 25 foot street front setback (12 percent proposed; 50 percent minimum required), locate off-street parking within the required 25 foot street front setback, and expand the existing driveway to areas on the property not leading to required off-street parking, located at **1311 North Pacific Avenue**, in the "R1-I" Low Density Residential, Floor Area District I Zone, described as portions of Lots 20 and 21 Tract No. 4969, in the City of Glendale, County of Los Angeles.

After considering the evidence presented with respect to this application, the Director of Community Development has approved your application based on findings below:

- A. The dwelling on the project site is currently occupied with persons with disabilities, as defined under the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, herein known as the "Acts". The occupants' disabilities interfere with daily living activities that hinder accessibility into and out of the dwelling from a parked vehicle on the property due to the applicants' disability.
- B. The subject property is developed with a single-family residence and attached two-car garage. The disabled occupants of the subject property experience difficulties gaining entry into the dwelling from the attached garage because the finished floor of the

garage is approximately 1.5 feet below the finished floor of the residence. The applicant utilizes a modified minivan with a retractable side-entry wheelchair ramp that extends from the van by five feet. The interior width of the garage is approximately 18 feet and can accommodate parking for two standard sized vehicles. However, there are space restrictions within the garage to accommodate a standard sized vehicle and the minivan when parked side-by-side when the wheelchair ramp is extended. At present, the applicant parks the minivan in the front yard setback and enters the dwelling using the front door via an existing concrete ramp.

- C. The amount of excess paving requested by the applicant is directly related to the occupants' stated disabilities. According to the applicant's Reasonable Accommodation forms, the excess paving at the street front setback is reasonably necessary to accommodate an on-site three-point turn so that the applicant can safely exit the driveway and see on-coming traffic on Pacific Avenue, whereas without the additional paved area, the applicant would have to back out onto Pacific Avenue.
- D. The applicant is responsible to pay for all construction work, materials and permits, and therefore, the request would not impose a financial or administrative burden on the city.
- E. The subject lot is located in the R1-I (Low Density Residential, Floor Area District I) zone, and is improved with a one-story 1,837 square-foot single-family residence constructed in 1938. The zoning designations of surrounding properties are R1 to the north and east, R1650 (Medium-High Density Residential) to the south and west, and C1 (Neighborhood Commercial) to the south and across Glenwood Road. The use of the property will not change and remains consistent with the intended use as a single-family dwelling.
- F. The subject property is approximately 7,970 square-feet in size and developed with a one-story 1,837 square-foot single-family residence, constructed in 1938. The proposed excess paving (approximately 600 square-feet) located at the street front setback will be behind existing landscaped hedges that will obscure the appearance of the extended driveway. Traffic on Pacific Avenue will not be affected by the proposed request. The use of the property will not change and there are no alterations to the building. The number of occupants on the property will remain unchanged.
- G. The requested modification shall not run with the land, as the accommodation is to reduce the amount of required landscaping within the required 25-foot street front setback and expand the existing driveway to areas on the property not leading to required off-street parking. The expanded driveway must be modified in compliance with the zoning code once the disabled individuals no longer live on the property. The Director of Community Development finds that a covenant is necessary to provide

notice to future owners that a reasonable accommodation has been granted and that such approval shall terminate when the subject individual with the disability vacates the premises or no longer requires the accommodation.

APPROVAL of this Reasonable Accommodation shall be subject to the following conditions:

1. That the subject reasonable accommodation may continue to be used and maintained by the individual with a disability for the duration of their tenancy in the dwelling. This approval shall be terminated at such time as the individual for whom the permit was granted no longer resides at the property, or no longer requires reasonable accommodation. The reasonable accommodation shall be removed within 60 days of the termination of the tenancy, as per Code.
2. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein.
3. That a five-foot landscaped area between the street front property line and the existing single-family dwelling shall be provided along the northern interior property to soften the appearance of the expanded driveway from public view from the street, as well from the adjacent neighbor.
4. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
5. That prior to issuance of any permits relative to this approved reasonable accommodation (PRACCOM 1911691), the applicant shall record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the decision, including that the extended width of the driveway at front yard shall be modified to comply with current zoning regulations or policies upon the sale of the property, or when the individual no longer resides at the property, or if the accommodation is no longer essential for the individual.
6. That the reasonable accommodation approval may be terminated by the review authority upon any interruption or cessation of the reasonable accommodation use for one (1) year or more in the continuous exercise in good faith or such right or privilege.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62 and Ordinance No. 5582, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could

during the appeal period and in person so that imperfections and incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **January 31, 2020**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

GMC CHAPTER 30.4 PROVIDES FOR

The rights and privileges granted by this Reasonable Accommodation will expire two years from the date of this grant unless exercised in good faith prior to such time.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Reasonable Accommodation (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Reasonable Accommodation at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Dennis Joe at (818) 937.8157 or djoe@glendaleca.gov

Sincerely,
Philip Lanzafame
Director of Community Development


Erik Krause
Deputy Director of Community Development

EK:DJ:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir of Public Works (Y.Emrani);Traffic & Transportation Section (P.Casanova); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian); and case planner – Dennis Joe.