



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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December 1, 2022

Sebu Daldalian
500 N. Isabel
Glendale, CA 91206

**RE: REASONABLE ACCOMMODATION NO. PRACCOM-0001-2022
500 N. Isabel**

Dear Sebu Daldalian:

On December 1, 2022, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.52, **APPROVED WITH CONDITIONS** your application for a Reasonable Accommodation to create a front facing 32'-6" long and 8'-6" wide driveway to allow for easier access to the primary residence on a lot located in the "R 3050" **Moderate Density Residential Zone**, addressed **500 N. Isabel**.

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

- A. The dwelling on the project site is currently occupied by a person 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 occupant's 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 requested accommodation is necessary to make the dwelling/property available to an individual with a disability protected under the Acts. The original layout of the site positioned the garage at the rear of the property, accessible by an alley. In 2018, a garage addition and conversion to an Accessory Dwelling Unit (ADU) blocked access to the primary residence and removed the option of onsite parking. The current proposal introduces a driveway to the front of the property, providing ample space for the resident to park, load, and unload, without depending on street parking availability. The driveway is 32'-6" long and 8'-6" wide, with 10 feet of grass separating the proposed driveway and an existing walkway (satisfying the zoning requirement GMC 30.32.130(G)(7)). The addition of a driveway does not prevent the property from meeting the minimum landscaping requirement of 30% (GMC 30.11.030 Table 30.11-B), and the setback area retains 50% live plant materials (GMC 30.31.020(A)1-A). The request provides a safer and more efficient ingress and egress from the residence for the individual through providing space and landing area to unload and load from a vehicle, closer to the entryway of the residence.

- C. The request is directly related to the resident's disability as it provides safe, consistent, close-proximity parking where none currently exists. The applicant's daily activities will be directly improved by this request.
- D. The accommodations will not impose an undue financial or administrative burden on the City. The applicant will be required to obtain permits from the Public Works Department for the widening of the driveway apron in the right-of-way. The applicant will pay for all construction work, materials and permits and will impose no financial or administrative burden on the City.
- E. The requested accommodations will not require a fundamental alteration in the nature of the City's overall land use and zoning program. The subject lot is in the "R-3050" Moderate Density Residential Zone, where driveways are permitted within front setbacks. While the requested accommodation will create a portion of the driveway that does not lead to required parking spaces behind the street front setback area, it will provide a safer and more efficient ingress and egress to the residence by allowing the disabled individual to load and unload closer to the residence. The land use will remain single-family residential and as a result, the request will not require fundamental alterations in the overall land use and zoning program of the City.
- F. The requested accommodation to create a driveway, considered singly and the project in total, is in keeping with and not detrimental to the neighborhood character and would not result in a substantial increase in traffic. Traffic on N. Isabel Street will remain unaffected, as the request is only to enhance the vehicular accessibility of a property for a disabled individual. In addition, the request does not propose any changes to the existing 1,753 square-single-family dwelling or detached ADU. Therefore, the requested accommodation will neither alter the neighborhood character nor will it increase the demand for parking or traffic to the single-family residence, since it does not involve additional floor area or demand to the house.
- G. The requested accommodation shall not run with the land. The extended portion of the driveway and the improved landing area must be removed once the disabled individual no longer lives on the property or upon sale of the property. A covenant is required to provide notice to future owners that reasonable accommodation has been granted and that such approval shall terminate when the disabled individual vacates the premises, or no longer requires the accommodation, or upon sale of the property.

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

1. That the new driveway of 32'-6" and 8'-6" shall be used and maintained by the individual with a disability for the duration of his or her tenancy in the subject 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 the reasonable accommodation. The reasonable accommodation shall be removed within 60 days of the termination of the tenancy, in accordance with GMC 30.41.070.
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 to the satisfaction of the Community Development Department.

3. That all necessary permits for the driveway apron shall be obtained from the Public Works Department and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
4. Prior to any issuance of any permits relative to this approved reasonable accommodation (PRACCOM-0001-2022), the applicant shall record a covenant with the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the decision, including the driveway not leading to required parking spaces 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.
5. That the reasonable accommodation permit may be terminated by the review authority upon any interruption or cessation of the reasonable accommodation use for one year or more in the continuous exercise in good faith or such right or privilege.

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 not have been reasonably presented.

Any appeal must be filed on the prescribed application within fifteen (15) days following the actual date of the decision. Information regarding appeals will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **December 16, 2022** at 5:00 p.m. All appeals must be filed using the City's online permitting and licensing portal, please visit www.GlendalePermits.org to submit the application.

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.

Sincerely,



Bradley Calvert *FCP*
Director of Community Development