



CITY OF GLENDALE, CALIFORNIA
Community Development

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June 13, 2024

Hyak Martirosian
1545 North Verdugo Road, Suite 2
Glendale, CA 91208

**RE: 1714 DEL VALLE AVENUE AND 1714 DEL VALLE AVENUE, UNIT A
SB 9 LOT SPLIT CASE NO. PSB9-002207-2023**

Dear Mr. Martirosian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.34.110 an SB 9 Lot Split (urban lot split) application has been processed to subdivide a 13,875 square-foot parcel to create Parcel 1, a regularly shaped, 7,740 square-foot lot fronting Del Valle Avenue, and Parcel 2, a 6,135 square-foot, flag shaped lot at the rear. The subject property is located at **1714 Del Valle Avenue**, in the "R1-I" (Low Density Residential, Floor Area District I) Zone, and described as Lot 8 of the Selvas De Verdugo Tract, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION

CEQA Guidelines §15268 (a-b) (Ministerial Projects): Ministerial projects are exempt from the requirements of CEQA, and in the absence of any discretionary provision contained in the local ordinance or other law establishing the requirements for the permit, license, or other entitlement for use, the requested action shall be presumed to be ministerial.

SB 9 lot split projects proposed under Glendale Municipal Code section 30.34.110 are required by state law to be ministerially approved by a local agency, pursuant to California Government Code section 66411.7(a) if certain requirements are met, and thus, CEQA does not apply to the decision to approve a SB9 lot split. (See also, Pub. Resources Code, § 21080, subd. (b)(1) [CEQA does not apply to ministerial actions]).

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **GRANTED WITH CONDITIONS**, your application based on the following findings:

Standards and criteria apply to SB 9 lot splits by 30.34.110 (G) of Title 30 of the Glendale Municipal Code (GMC)

1. **A SB 9 lot split may subdivide an existing parcel to create no more than two (2) new parcels of approximately equal lot area, provided that one parcel shall not be smaller than forty (40) percent of the lot area of the original parcel proposed for subdivision.**

The proposed SB 9 lot split proposes to subdivide a single, 13,875 square-foot, parcel and create two separate parcels:

Parcel 1: The proposed parcel would be regularly shaped with 63 feet of street frontage along Del Valle Avenue, and an area of 7,740 square-foot lot (56 percent of the area of the original lot).

Parcel 2: The proposed parcel will consist of a flag lot configuration with a 12-foot-wide flag lot stem that fronts Del Valle Avenue and tapers to approximately 11 feet towards the rear, and an area of 6,135 square-foot (44% of the area of the original lot).

2. **A SB 9 lot split shall not create a parcel smaller than one thousand two hundred (1,200) square feet.**

The SB 9 lot split will not result with parcels smaller than 1,200 square-feet. The applicant requested subdivision will create a 7,740 square-foot and 6,135 square-foot lot.

3. **Neither of the parcels resulting from a SB 9 lot split shall be located within a historic district or included, or contain buildings, sites, objects, structures, neighborhoods, cultural landscapes, and archaeological sites that are included, on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site, or contain buildings, sites, objects, structures, neighborhoods, cultural landscapes, and archaeological sites, that are designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.**

The subject property is developed with a 2,649 square-foot, one-story, single-family residence and an approximately 363 square-foot detached garage constructed in 1927, and a 600 square-foot detached accessory dwelling unit constructed in 2019. The SB9 project proposes to maintain the existing dwelling, detached garage and accessory dwelling unit without any modifications. The existing buildings are not located in a designated historic district, nor designated or listed as a historic landmark or property on the City, state or national Historic Registers. The property has not been identified in any previous historic surveys conducted by the City and the original parcel does not consist of any objects, structures, neighborhoods, cultural landscapes, or archaeological sites that are included, on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

4. The parcels resulting from a SB 9 lot split shall satisfy the requirements set forth in Government Code Section 65913.4(a)(6)(B—K).

The development is not located on a site that is any of the following:

- B. Either prime farmland or farmland of statewide importance.** No portion of the Project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the City under the current General Plan and zoning.
- C. Wetlands, as defined in the United States Fish and Wildlife Service Manual.** The Project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. No federally protected wetlands are present within the vicinity, and no such areas are present on or adjacent to the Project site. The Project is located in an area that has been heavily urbanized for many years. The area has been substantially modified by human activity, as evidenced by other developments of similar type and uses, and human activity associated with these types of development. Implementation of the proposed project will not interfere with the movement of native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- D. Very High Fire Hazard Severity Zone (VHFHSZ), as determined by the Department of Forestry and Fire Protection.** The Project Site is not identified as a high fire risk site on the Very High Fire Hazard Severity Zone (VHFHSZ) on the State Responsible Area (SRA) map, as recommended by CAL Fire. While the Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ) on the Local Responsible Area (LRA) map, Government Code Section 65913.4(a)(6) (D) does not apply to sites from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179.
- E. Hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.** According to the State of California Department of Toxic Substance Control's online tool, EnviroStor Database and State of California Waterboard's online tool, Geotracker, the project site is not a Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, Military Evaluation, Tiered Permit, or Corrective Action site. The Project site has been developed with single-family residence for the past 100 years and has not operated as a commercial or industrial use handling/storing hazardous materials.
- F. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.** According to the City's Safety Element (August 2003), the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the Project site.

- G. Special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.** The Project site is not located within a Special Flood Hazard Area (SFHAs) subject to inundation by the 1% annual change flood. According to Federal Emergency Management Agency (FEMA) Map Number 06037C1375F, Firm Panel 1375F, (effective date, September 26, 2008), the project site is located in Zone X described as an area determined to be outside the 0.2% annual change floodplain.
- H. Regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.** The National Flood Insurance Program (NFIP) defines “regulatory floodway” as the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Floodways are usually shown on the community’s Flood Insurance Rate Map (FIRM), but for many older studies a separate Flood Boundary and Floodway Map (FBFM) was published. According to Federal Emergency Management Agency (FEMA) Map Number 06037C1375F, Firm Panel 1375F, (effective date, September 26, 2008), the project site is not located in a floodway area.
- I. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act.** The subject Project site has not been identified for conservation in an adopted natural community conservation plan. According to the California Department Fish and Wildlife Natural Community Conservation Planning (NCCP) program, Los Angeles County consist of a single city with an either an approved, or in process of implementing, a Natural Community Conservation Plan – which is located in the City of Rancho Palos Verdes with a Plan Area of 8,616 acres. The Project site is located entirely within the boundaries of the City of Glendale and is approximately 33 miles north the City of Rancho Palos Verdes.
- J. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973.** The project is in an area that has been heavily urbanized for decades. The subject property is developed with a 2,649 square-foot, one-story, single-family residence and an approximately 363 square-foot detached garage constructed in 1927, and a 600 square-foot detached accessory dwelling unit constructed in 2019. No wildlife species other than those which can tolerate human activity and/or are typically found in urban environments are known to exist on or near the Project site. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service.

K. Lands under conservation easement. The project is in an area that has been heavily urbanized for decades. No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan has been adopted to include the Project site. Therefore, the project would not conflict with any such easements.

- 5. The proposed SB 9 lot split shall not require demolition or alteration of any of the following types of housing: a) A dwelling unit that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; b) A dwelling unit that is subject to any form of rent or price control through a public entity's valid exercise of its police power; c) A dwelling unit located on a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within fifteen (15) years before the date that the development proponent submits an application; or d) A dwelling unit that has been occupied by a tenant in the last three (3) years.**

The subject SB 9 lot split application proposes to subdivide a 13,875 square-foot parcel to create Parcel 1, a regularly shaped, 7,740 square-foot lot fronting Del Valle Avenue, and Parcel 2, a 6,135 square-foot, flag shaped lot at the rear. The Project does not propose or require demolition or alteration of the existing dwelling on the property.

- 6. The subject parcel proposed to be subdivided shall not have been created through a prior SB 9 lot split application.**

According to City and Los Angeles County records, the subject parcel was established as Lot 8 of the Selvas De Verdugo Tract (recorded 04/16/1921) and was not created by a prior SB 9 lot split application.

- 7. Neither the owner of the subject parcel proposed to be subdivided, nor any person acting in concert with the owner, shall have previously subdivided an adjacent parcel through approval of a SB 9 lot split. For purposes of this section, "acting in concert with the owner" means participating jointly, either through actions or agreement, toward a common goal.**

The abutting properties to the west are addressed as 1700 Del Valle Avenue and 2512 – 2518 Canada Boulevard and the abutting property to the east is addressed as 1720 Del Valle Avenue. Per City and Los Angeles County Records, the adjacent lots were subdivided by the Selvas De Verdugo Tract (recorded 04/16/1921), and not previously subdivided by approval of a SB 9 lot split.

- 8. A SB 9 lot split shall result in a maximum total of four (4) units on the lot as it existed prior to the SB 9 lot split, inclusive of any existing, converted or new accessory dwelling unit. In no event shall a SB 9 lot split that results in a maximum of four (4) units on the lot as it existed prior to the SB 9 lot split be allowed to add any new unit(s), inclusive of any existing, converted or new units, as defined in this section.**

Prior to the requested SB 9 lot split, the property was developed with a single-family dwelling and a detached garage. The 13,875 square-foot parcel will be subdivided to create a regularly shaped, 7,740 square-foot lot fronting Del Valle Avenue (Parcel 1), and a 6,135 square-foot, flag shaped lot at the rear (Parcel 2).

The existing single-family dwelling will remain on Parcel 1 without any modifications or alterations, and the existing detached garage and accessory dwelling unit will become part of Parcel 2 being accessory to a future single-family dwelling unit (non-SB 9 housing development).

- 9. Any SB 9 housing development proposed on a lot resulting from a SB 9 lot split shall comply with all applicable requirements set forth in this section and the Glendale Municipal Code applicable to a SB 9 housing development. Any non-SB 9 housing development proposed on a lot resulting from a SB 9 lot split shall comply with all applicable requirements set forth in the Glendale Municipal Code applicable to development of one (1) residential dwelling unit. An accessory dwelling unit, as defined in Government Code Section 65852.2, or a junior accessory dwelling unit, as defined in Government Code Section 65852.22, remaining on a lot by itself (i.e., without the primary dwelling unit) as a result of a SB 9 lot split, shall count as a “unit” for purposes of this section.**

The subject SB 9 lot split does not propose a SB 9 housing development and solely requests for the subdivision of the land under Public Resources Code Section 66411.7. The applicant intends to split the lot while maintaining the existing single-family dwelling on Parcel 1 and siting the existing detached garage and accessory dwelling unit on Parcel 2 with a future single-family dwelling unit (non-SB 9 housing development).

- 10. A SB 9 lot split shall not be subject to any dedication of right-of-way or the construction of off-site improvements for the parcels being created as a condition of issuing a SB 9 lot split.**

The subject SB 9 lot split is not subject to any dedication of right-of way or the construction of off-site improvements.

- 11. A SB 9 lot split may be subject to any of the following conditions:**
- a. Easements required for the provision of public services and facilities.**
 - b. A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.**
 - c. Off-street parking of up to one space per unit, except:**

- i. **if the parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code; or**
- ii. **If the parcel is located within one (1) block of a car share vehicle.**

Simultaneous with the recordation of the final parcel map, a covenant and agreement will be required to be recorded as a condition of approval to establish an easement for public services and facilities, access to/from the public right-of-way and off-site street parking between Parcel 1 and Parcel 2.

12. **The following objective subdivision standards apply to a SB 9 lot split:**
 - a. **Lot lines. The lot lines of any SB 9 lot split shall be at right angles to the street which the lot faces, or radial if the street is curved.**
 - b. **Lot frontage. Lots resulting from a SB 9 lot split shall front on a dedicated improved public street or private street. For the purposes of this section, “improved” means any public street that has curb and gutter and asphalt pavement.**
 - c. **Minimum lot width. The lot frontage of lots resulting from a SB 9 lot split shall have a minimum width of twelve (12) feet.**
 - d. **Double frontage lots. Lots resulting from a SB 9 lot split shall not have double frontage, except on corner lots.**

The proposed urban lot split is to subdivide a single, 13,875 square-foot, parcel and create two parcels. Parcel 1 will be regularly shaped (right angles to the street) with 63 feet of street frontage along Del Valle Avenue, and an area of 7,740 square-feet (56 percent of the area of the original lot). Parcel 2 will consist of a flag lot configuration, with a 12 foot wide flag lot stem providing access to Del Valle Avenue, and an area of 6,135 square-feet (44% of the area of the original lot). Therefore, the above objective standards are met.

Standards and criteria established by Chapter 16.24 of Title 16 of the Glendale Municipal Code for Tentative Maps:

- A. **The proposed map is consistent with applicable general and specific plans.**

The subject property is identified as Low Density Residential by the Land Use Element – which allows for a density of one to eight units per acre. The subject SB 9 lot split proposes to subdivide a 13,875 square-foot lot into two parcels with no new construction on Parcel 1. The existing detached garage and accessory dwelling unit will remain and become part of Parcel 2 with the intent to construct a new single-family dwelling unit (non-SB 9 housing development). In the event if a new single-family dwelling is not constructed on Parcel 2, an accessory dwelling unit remaining on a lot by itself (i.e., without the primary dwelling unit) as a result of a SB 9 lot split, shall count as a “unit”. By Section 65852.21 of the Public Resources Code (PRC), each lot has the potential of no more than two residential units on each subdivided parcel that would result in a total of four units (or 12 units per acre) – which exceeds the density outlined by the City’s Land Use Element. While the potential density

result from the Project will exceed the density for Low Density Residential parcels, by Section 66411.7 (j) of the PRC, a local agency is required to allow two units on a parcel created through the exercise of an SB 9 lot split.

Access onto the subject site is via Del Valle Avenue classified as a local street in the City's Circulation Element. Local streets are typically adjacent to single- and multi-family residential land uses, and carry low volumes of traffic to and from collectors and arterials. The street right-of-way width is 50 feet and consistent with the Circulation Element, which can adequately serve the project. The project is located in an acceptable noise level area for single-family uses. The development is consistent with the Housing Element because it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1). The Recreation Element places the property in Recreation Planning Area No. 2, served by three neighborhood parks which include: Crescenta Valley Regional Park, Oakmont View Neighborhood Park and the Verdugo Adobe Park, which meets the standard in total acre of neighborhood park land with a ratio of 3.7 acres per 100,000 people. No public park facility has been identified for this site. The Historic Preservation Element does not identify any historical sites in the project area and the previous residences were determined not to be historically significant, so this project will have no impact on historic resources. The Safety Element does not identify major hazards that could impact development in the subject area. The Open Space Element does not designate this site as open space so it is suitable for residential purposes.

B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Provided the project's subdivision design and improvements are implemented in conformance with the standards of Chapter 16.08 – (Subdivision) Design Standards of the Glendale Municipal Code (GMC) and Section 30.34.110 (SB 9 Projects) and consistent with adopted General Plan Elements cited in the preceding paragraph. No Specific Plans are applicable to the Project site and its environs.

Subject Project does not propose to construct new units. Future SB 9 housing development will be subject to the criteria, development standards and objective design standards set forth by chapter 30.34.110 for SB 9 Projects. For future non-SB 9 housing development projects, the development will be subject to the development standards by Table 30.11. B of the GMC and design review by Chapter 30.47.

C. The site is physically suitable for the type of development.

The site is physically suitable for the proposed development in that the Project site is on generally level land underlain by earth material that is suitable for residential construction. The Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project

will be provided to the future development of the rear lot in accordance with requirements of the Glendale Water & Power.

D. The site is physically suitable for the proposed density of development.

As described by A, B and C (above), the site is physically suitable for the proposed density and consistent with SB 9.

E. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As identified by Finding 4 (above), the subject property is not located in either prime farmland or farmland of statewide important, wetlands, a hazardous waste site, a delineated earthquake fault zone as determined by the State Geologist, a special flood hazard area, a regulatory floodway, a land identified for conservation, a land identified as habitat for protected species, or lands under conservation easement.

F. The design of the subdivision or the type of improvements is likely to cause serious public health problems.

As indicated in Finding 4 (E) above, the project site is not a Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, Military Evaluation, Tiered Permit, or Corrective Action site. The Project site has been developed with single-family residence for the past 100 years and has not operated as a commercial or industrial use handling/storing hazardous materials. The Project site is surrounded by other residential development and is suitable for residential development. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and prevent any serious health problems.

G. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The proposed subdivision will not conflict with any easements acquired by the public at large for access through or use of property within the Project site. Future unit development on the site will be required to convey an easement to Glendale Water and Power (GWP) for installation of overhead or underground lines, conduits, poles and any other appurtenances for the distribution of electric power through the property.

- H. **The design or improvement of the proposed subdivision provides for future passive or natural heating or cooling opportunities to the extent feasible and that the discharge of waste from the proposed subdivision into the existing community sewer system would not result in violation of existing water quality control requirements pursuant to Section 66474.6 of the Subdivision Map Act.**

The Project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration because setbacks are provided to ensure adequate natural light and ventilation opportunities and the building will be built to Cal Green standards as part of the building permit process. The sanitary sewer system is adequate to accommodate the SB 9 lot split because the existing unit connects to the existing sewer line within Del Valle Avenue. Future development of residential units will incorporate pipelines connecting to the existing sewer line within Del Valle Avenue in accordance with the Federal, State, and local standards to protect the public's health, safety, and welfare, and; thus will not result in any State law violation.

CONDITIONS OF APPROVAL

APPROVAL of this SB 9 lot split shall be subject to the following conditions:

Public Works Department Requirements

1. A Parcel Map shall be required. The subdivision shall comply with all applicable provisions of applicable State laws, the Subdivision Ordinances, and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or prior to recording of the final map, shall be based on fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the Director of Public Works office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a licensed surveyor, licensed in the State of California.
2. Show the parcel map number, GLN No. 1650, on the tentative parcel map.
3. The subdivision shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code.

Glendale Water & Power Department Requirements

4. For construction requiring electrical service, 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.
5. Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, 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.

6. The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
7. Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
8. Existing ADU electric service fed from 2-meter panel located on existing house. Existing ADU feeder run from house to be removed and new conduit stubbed out at new south property house.
9. ADU address to change to new lot address, and will be powered from new 2-meter panel on new house.

Community Development Department Requirements

1. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16, and Section 30.34.110, Title 30 of the Glendale Municipal Code, and any other regulation applicable to the subdivision of the subject property. Any modification to these plans must be approved by the Community Development Department. Changes considered substantial by the Director of Community Development must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
2. All necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division in compliance with the Glendale Building Code and all other applicable regulations.
3. All other nonconforming buildings, structures, fences and gates that are not a part of the requested parcel map exceptions shall be removed to the satisfaction of the Director of Community Development.
4. Simultaneously with recordation of the final parcel map, a covenant and agreement will be required as a condition of approval to establish an easement for public services and facilities, access to/from the public right-of-way and off-site street parking between Parcel 1 and Parcel 2.
5. Consistent with GMC Section 30.34.110(H)(2), the property owner of the parcel applying for this SB 9 lot split shall execute and record a covenant and agreement that shall contain the following:

- a. All required onsite parking for the lot identified in the SB 9 lot split approval shall remain available for the existing or proposed residential dwelling unit(s) and shall not be rented separately to non-residents.
 - b. Short-term rentals thirty (30) days or less are prohibited for any of the residential dwelling units resulting from the SB 9 lot split. Home-sharing pursuant to Chapter 5.56 shall be prohibited.
 - c. If the SB 9 lot split results in the maximum total of four (4) units on the lot as it existed prior to the SB 9 lot split, inclusive of any existing, converted or new accessory dwelling unit, as defined in Government Code Section 65852.2, or junior accessory dwelling unit, as defined in Government Code Section 65852.22, in no event shall any new unit(s), inclusive of any existing, converted or new unit(s) (as defined herein) be added.
 - d. The SB 9 lot split approval and covenant shall run with the land and is binding and enforceable on future property owners.
 - e. The residential units resulting from the SB 9 lot split shall be removed at the expense of the property owner if either of the units are terminated or upon violation of this section or upon cessation of the primary land use as multi-family residential dwellings.
 - f. A written statement signed under penalty of perjury (affidavit) attesting that the property owner intends to occupy at least one (1) of the residential dwelling units resulting from the SB 9 lot split as their principal residence for a minimum of three (3) years from the date of the approval of the SB 9 lot split application. This requirement shall not apply to an owner or applicant that is a "community land trust," as defined in Section 402.1(a)(11)(C)(ii) of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code. This statement shall not be a covenant that runs with the land and shall only be binding and enforceable upon the current property owner.
6. The property owner for a SB 9 housing development and/or a SB 9 lot split shall prepare, execute and record, at its cost, a covenant, which, at minimum, creates mutual easements and reciprocal use agreements for cross-access, cross-drainage and shared public utility services or fire suppressions systems in a manner which affords adequate access, drainage and public services to/from a dedicated public street for the benefit of any lot.

Miscellaneous

7. This approval shall expire in 36 months, on June 13, 2026 unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

1714 Del Valle Avenue
 SB 9 Lot Split Case No. PSB-002207-2023

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.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the person who acted on this case. 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.

You may contact the case planner, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at djoe@glendaleca.gov.

Sincerely,

Bradley Calvert
 Director of Community Development



Erik Krause
 Deputy Director of Planning
 EK:DJ:sm

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghossian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghossian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.A.Krillorian/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner– and case planner-Dennis Joe.