

August 20, 2014

Darren Rohan
2500 East Chevy Chase Drive
Glendale, CA 91206
&
Virginia Moreno
2480 East Chevy Chase Drive
Glendale, CA 91206

**RE: CONDITIONAL USE PERMIT NO. PCUP 1322910
2512 EAST CHEVY CHASE DRIVE**

Ladies and Gentlemen:

The Planning Commission of the City of Glendale, at its meeting held on August 20, 2014, conducted a public hearing on an appeal of the Planning Hearing Officer's approval of Conditional Use Permit No. PCUP 1322910, located at 2512 East Chevy Chase Drive. After due consideration, the Planning Commission **DENIED** the project and overturned the decision of the Planning Hearing Officer, for Conditional Use Permit No. PCUP 1322910, to allow the construction of a 4,143 square-foot, two-story house with attached three-car garage and detached 500 square-foot guest house on the 1.86 acre site with an average current slope of 56 percent, located at **2512 East Chevy Chase Drive**, in the "R1R II"-Restricted Residential, Floor Area District II, described as Portion of Lot C, Sicomoro Canon Tract, in the City of Glendale, in the City of Glendale, County of Los Angeles.

A copy of the motion is attached.

If you have any further questions regarding this matter, please call me at (818) 937-8157 between the hours of 7:30 a.m. and 3:00 p.m. weekdays.

Sincerely,
Director of Community Development



Jeff Hamilton
Senior Planner

JH:sm

Attachment

CC: City Clerk (K.Cruz); Police Dept. (Tim Feeley/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); D.Donahue; Brian Duran; M.Heller; V.Garibian; B.Nassirpour; J.Simone; A.Simonian; G.Whifler; M.Strunin; Raymond Munro-representing the applicant; P.Firestone; and case planner-Jeff Hamilton.

MOTION

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Yesayan, that upon review and consideration of all materials and exhibits of current record relative to Conditional Use Permit Case No. PCUP 1322910, located at 2512 East Chevy Chase Drive, and after having conducted an appeal hearing on said matter on July 16, 2014, that the Planning Commission hereby **reverses** the Planning Hearing Officer's decision and **DENIES** said Conditional Use Permit Case No. PCUP 1322910 in accord with the findings set forth herein.

A. The proposed single-family residence will be consistent with the various elements and objectives of the General Plan.

The subject site has a designation of Low Density Residential in the Land Use Element with a corresponding R1R zoning classification. The land use designation and zoning classification are intended to preserve and protect low density residential neighborhoods and to promote the public health, safety and welfare of the community. Within this zone, the preservation of open space and physical features are also emphasized. The residence will be located near the center of the 1.86 acre property and will be approximately 130 feet from the street frontages. The residence will be located on the lower portion of the site, built into the natural slope. The site will preserve 80 percent of the lot as ungraded open space. The Circulation Element classifies Chevy Chase Drive as a Community Collector and Laird Drive as a local street and both of these streets provide access to the subject lot. The primary function of local streets is to provide access to adjacent properties. They usually serve the residential needs of the immediate community with low volumes of traffic to and from collector and arterial streets. The primary function of community collectors is to provide access to adjacent properties and to connect local streets to arterials. Developing the site with a single family house is consistent with the Circulation Element. The Open Space and Conservation Element do not identify this site for park or open space use. All but one of the protected trees on and within 20 feet of the site will be maintained. The loss of one coast live oak will be fully mitigated; therefore the project is consistent with the Open Space and Conservation Element. The Safety Element identifies portions of the site as being in a landslide or a landslide hazard zone area. Soils and geotechnical reports were prepared for the project and found that development was feasible as long as the project adhered to the recommendations of the reports and the design, construction, and grading are adequately and properly executed. The Safety Element identifies this site as located in a fire hazard area and the project will be required to comply with the Glendale Fire Department (GFD) brush clearance requirements and require that the landscape plans be approved by GFD. As conditioned, the project will be consistent with the Safety Element.

B. The proposed single-family residence will not be detrimental to the public health or safety, the general welfare, or the environment.

Construction of the proposed residence would involve approximately 1,500 cubic yards of grading (1,000 cubic yards of cut and 500 cubic yards of fill). The rear and portions of the front and sides of the lot will remain untouched. The proposed residence will be built into the natural slope of the lot, following the site's topography. A Soils Investigation Report, prepared by AllStar Engineering Group (dated March 2, 2013) and a geotechnical report prepared by Coast Geotechnical, Incorporated (dated February 11, 2013) were prepared for the project and found that development was feasible as long as the project adhered to the recommendations of the reports and the design, construction, and grading are adequately and properly executed. The loss of one protected oak tree will be fully mitigated with the implementation of the mitigation measures proposed by the arborist for the project and the City's Urban Forester.

C. The proposed project will adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The proposed house is significantly larger than the average size of in the neighborhood, resulting in an incompatibility with adjacent uses.

D. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed single-family residence.

The area is an established community and has been developed for many years. Public and private utilities have been in place and will be available for the proposed residence. Glendale Water and Power did not cite concerns regarding the proposed single-family home. Chevy Chase Drive is a community collector designed to carry residentially-generated traffic. It is not expected that the demand for utilities and impact on traffic circulation in the area will be elevated to any significant degree from the existing conditions. The area immediately surrounding the residence will be landscaped with hillside appropriate and drought-tolerant plant material. The remainder of the site will be maintained with existing native plants. Approximately 80 percent of the site is landscaped, above the minimum required 40 percent. Approximately 70 percent of the site is ungraded, in compliance with the minimum required 40 percent in the R1R zone. A three-car garage is proposed for the 4,143 square-foot house, which complies with the parking requirement for a home of this size.

Additionally, a discretionary application, such as the requested conditional use permit, must also take into consideration the hillside development review consistent with Chapter 30.11.040 (A), which is as follows:

- a. Development shall be in keeping with design objectives in the Glendale Municipal Code, the Hillside Design Guidelines and the Landscape Guidelines for Hillside Development as now adopted and as may be amended from time to time by City Council.**

The Comprehensive Design Guidelines recommend minimizing grading to preserve the natural hillside appearance, open space and groves of native trees. The residence will be located near the center of the 1.86 acre property and will be approximately 130 feet from the street frontages. Less grading may be achievable by moving the house closer to one of the street frontages.

According to the Guidelines, new homes should follow the topography of the site and be built into the upslope to minimize landform alterations. Although the house is built into the slope, a more appropriate location nearer the streets would reduce the visible mass of the home, making it less obtrusive to the neighborhood.

- b. Development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks and site layout.**

The house is larger than the neighborhood average making it incompatible in terms of floor area. The location up the hill, away from the streets, also is incompatible with the neighborhood where most of the houses are close to the street frontage. The visual mass of the house is incompatible with the neighborhood in that the house is up the slope in a more prominent and visible location on the hillside than if it were situated lower on the property.

- c. Site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.**

The majority of residences on Chevy Chase Drive were developed with graded building pads for single-family house construction. Behind these houses, many of the backyards have been terraced, although some remain in their natural state. The proposed project requires landform alteration (approximately 1,500 cubic yards of grading-cut and fill) since the residence is built into the hillside, has a confined footprint and is located relatively close to an existing graded roadbed. The house is set into the hillside on a flatter portion of the site and is angled to follow the topography of the site. The house is two stories tall with the garage at a lower level. Nearly 80 percent of the lot will remain untouched.

There are no protected scenic vistas, blue line streams or primary or secondary ridgelines on the site. Only one of the protected trees on and within 20 feet of the site will be removed, with over 20 trees remaining. The tree canopy located closest to the subject residence will be preserved though some low hanging branches may be pruned. The Tree Preservation Report was reviewed and indigenous tree mitigation measures were issued by the arborist and the City's Urban Forester. Aside from the area of development, the rest of the site will remain in its natural state.

d. Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.

The location of the house up the slope, away from the street frontages, makes the house more visible to more properties than if it were located closer to the street. The size of the house also increases its visibility and makes the house less compatible with the neighboring houses which are located in less prominent locations.

e. The architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.

The house is one of the few examples of Spanish architecture in the surrounding neighborhood which consists mostly of contemporary, mid-century and Tudor-style houses.

Adopted this 20th day of August, 2014

VOTE

Ayes: Landregan, Lee, Yesayan, Manoukian
Noes: None
Abstain: None
Absent: Astorian

APPEAL PERIOD

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the City Council 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. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/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 **SEPTEMBER 4, 2014** 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 Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

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

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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 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.