



October 17, 2019

Alan Turbin  
1655 Grandview Avenue  
Glendale, CA 91201

**RE: 1655 GRANDVIEW AVENUE  
REASONABLE ACCOMMODATION CASE NUMBER PRACCOM 1919640**

Dear Mr. Turbin:

On October 17, 2019, 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 construct circular driveway with a maximum pavement width of 24 feet (15 feet maximum width required by 30.11.070 A 1 h) on a lot located at **1655 Grandview Avenue** in the "R1-I HD" Low Density Residential-Floor Area District I, Historic District Overlay Zone, described as Lots 6 Tract No. 3891, 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 granted, with conditions, your application based on the following findings:

- A. The dwelling will be used by a person with a disability, 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 disabled person living at the subject dwelling unit suffers from a disability that interferes with accessibility into the subject dwelling unit.
- B. The disabled occupant at the subject property suffers from an ambulatory challenges and is wheelchair bound. Transportation for this individual is provided by a van modified with a retractable side-entry ramp that temporarily parks on the existing non-conforming, 20-foot wide, circular driveway. The applicant proposes to replace the existing non-conforming driveway to construct a 24-foot wide circular driveway to improve accessibility onto the property, as well as the continued ability to load and unload the disabled person with ease from the van utilizing the side-entry ramp.
- C. The Zoning Code allows for circular driveways with a maximum paving width of 15 feet. The new driveway is proposed to be configured with an additional nine feet of paving width (24 feet total). The additional driveway width is necessary to provide

adequate disabled access including path of travel to and from the front entrance of the existing dwelling.

- D. The requested accommodation will not impose an undue financial or administrative burden on the City. The applicant will be required to obtain the necessary permits from the Building and Safety Division and pay for all construction work, materials and permits. Therefore, the proposal will not impose a financial or administrative burden on the City.
- E. The subject lot is located in the "R1-I, HD" Low Density Residential-Floor Area District I, Historic District Overlay Zone, and is improved with an existing dwelling that was constructed in 1949. The applicant proposes to redesign the landscaping and driveway at the front yard, and does not propose any alterations to the existing single-family dwelling. The use of the property will not change and will remain consistent with the intended use as a single-family dwelling.
- F. The subject property is approximately one acre in size (42,678 square-feet) and developed with a one-story 3,137 square-foot single-family residence, constructed in 1949. The existing dwelling is set back 70 feet from Grandview Avenue and improved with a circular driveway configured with a roundabout at the center. Although the proposal would increase the width of the driveway by four feet (24-feet proposed; 20 feet existing), the amount of hardscape will be less than the existing conditions because the paved area in the center of the driveway will be replaced with new landscaping. Overall, the project will enhance the curb appeal of the property adding approximately 50 percent more landscaping within the street front setback (1,458 square-feet total) that will enhance the general character of the neighborhood.

Traffic on Grandview 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 for a wider circular driveway specifically requested to provide access to the dwelling for the disabled individual residing at the residence. The circular driveway must be modified in compliance with the zoning code once the disabled individual no longer lives on the property. A covenant is required since 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. The reasonable accommodation (extended width of the circular driveway) 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. 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. 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.
4. A Historic Preservation Commission exemption for the proposed circular driveway and improvements within the street front setback shall be obtained prior to the issuance of any applicable building permit.
5. Prior to issuance of any permits relative to this approved reasonable accommodation (PRACCOM 1919640), 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 circular 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. The reasonable accommodation permit 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 not have been reasonably presented. It is strongly advised that appeals be filed early 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 **November 1, 2019**, 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 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/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**

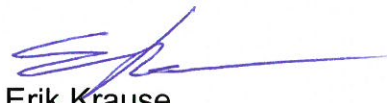
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Reasonable Accommodation (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after 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](mailto: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); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);Traffic & Transportation Section (P.Casanova); 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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); and case planner – Dennis Joe.