



**CITY OF GLENDALE, CALIFORNIA**  
Community Development  
Planning

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June 13, 2024

Rodney Khan  
Khan Consulting Inc.  
2033 Oak Valley Drive  
Glendale, CA 91208

**RE: 1058 RUBERTA AVENUE**  
**CONDITIONAL USE PERMIT NO. PCUP-2208994**  
**(CONGREGATE LIVING FACILITY - MEDICAL)**

Dear Applicant:

On June 5, 2024, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit requesting a conditional use permit renewal to allow the continued use of a residential congregate living facility, medical in the "R-2250" -Medium Density Residential Zone, located at **1058 Ruberta Avenue**, described as Lot 41, Tract No. 7435, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

- 1) Approval of a Conditional Use Permit is required for Residential Congregate Living Facilities, Medical in the R-2250-Medium Density Residential Zone.

**APPLICANT'S PROPOSAL**

- 1) To allow the continued use of a Residential Congregate Living Facility, Medical in the R-2250- Medium Density Residential Zone.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 "Existing Facilities", per Section 15301 of the CEQA Guidelines, because the project involves no expansion of an existing use.

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED WITH CONDITIONS** the conditional use permit request, based on the following findings:

### **REQUIRED/MANDATED FINDINGS**

**A. The proposed use will be consistent with the various elements and objectives of the general plan.**

The subject site is located in the R-2250 (Medium Density Residential) Zone and the General Plan Land Use Element designation is Medium Density Residential. The size of the lot is approximately 8,787 square feet. The applicant has filed a Conditional Use Permit to renew the original CUP (PCUP 1603272) which was approved with conditions in 2016. The original CUP had a condition which required the applicant to renew the CUP after five years. The existing use is a residential congregate living facility, medical which includes eight bedrooms and 12 beds. The use is conditionally permitted in the R-2250 zone. The project is consistent with the General Plan -Land Use Element, as it is considered one dwelling unit on a lot which can accommodate three units. The City's Housing Element Eight-Year Housing Plan (2014-2021) includes goals to provide housing opportunities for persons with special needs, including the handicapped, elderly and homeless populations. The proposed use will serve up to 12 people with medical assisted living accommodations and assist the City achieve its goals of providing a wide range of housing types to meet the needs of its current and future residents.

**B. The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.**

The existing continued use will operate under a program administered by the California Department of Aging (CDA). The program serves older adults, adults with disabilities and long-term care residents to live in group homes, in lifestyles as independently as possible. The facility will enhance the general welfare of the public by offering housing opportunities for a segment of the community currently underserved. The proposed facility will not be detrimental to the public health, safety, or the environment, as the project was constructed for the purpose of creating a residential congregate living facility which to complied with all the required R-2250 standards for

development. The Police Department and Neighborhood Services Code Compliance section have no reports on file for the use which would indicate any detrimental impact to the public health or safety, the general welfare, or the environment, and no negative public comments were received regarding this project.

**C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The surrounding neighborhood consists of commercial offices to the north, multi-family dwellings to the south and east, and a combination of single-family and multi-family dwellings to the west. The proposed use will not conflict with the adjacent uses, given the residential nature of the neighborhood and that it is well designed in terms of site planning, mass and scale, and style to cohesively fit within the surrounding properties.

**D. Adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.**

The continued use of the property provides adequate private facilities for utilities, landscaping, parking spaces and traffic circulation. The subject site is accessed from Ruberta Avenue, which is identified as a local street by the City's Circulation Element. Local streets are designed to function and accommodate vehicular, bicyclist and pedestrian traffic and carry low volumes of traffic to and from collector and arterial streets, including nearby Glenoaks Boulevard. The facility is a residential use that can be adequately served by a local street. The facility has a maximum of 12 beds. The zoning code requires one parking space for every three beds. The site provides two attached two-car garages (four enclosed parking spaces) and an additional single parking space. Access to these parking spaces is provided by an existing alley adjacent to the north property line. Sufficient landscaping is provided for the existing facility per Code.

**CONDITIONS OF APPROVAL**

**APPROVAL** of this Conditional Use Permit shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
2. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division, if required to comply with the said provisions of Chapter 5.64, and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That all necessary licenses as required from Federal, State, County or City authorities shall be obtained and kept current at all times.
4. That the premises shall be operated in full accord with applicable State, County, and local laws.
5. That the facility shall adhere to the City's Fresh Air (smoking) Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
6. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
7. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed.
8. That outdoor storage of tools, equipment, supplies, or materials is prohibited.
9. That full access to the premises shall be made available to all City of Glendale representatives, including, but not limited to, personnel from Community Development Department, Neighborhood Services Division, Police Department, and Fire Department, and Los Angeles County Department of Health Services representatives, upon request, for the purpose of verifying compliance with all laws, or verifying the conditions of this approval, or both.

10. That all Dial-A-Ride services, food delivery trucks, maintenance vehicles or similar service vehicles shall park in the on-site parking spaces accessed from the alley immediately north of the project site.
11. That any expansion or modification of the facility or use which intensifies the existing Conditional Use Permit shall require a new Conditional Use Permit application. Expansion shall constitute adding floor area, additional beds exceeding 12 beds, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer with concurrence by the Community Development Director.

### 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, 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/incompleteness may be corrected before the appeal period expires. Appeals must be filed prior to expiration of the 15-day period, on or before **JUNE 28, 2024**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner at 818-937-8158.

***All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **JUNE 28, 2024**. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.548.2115, or contacting the case planner, Shoghig Yepremian at [syepremian@glendaleca.gov](mailto:syepremian@glendaleca.gov) or 818-937-8135.***

## **GMC CHAPTER 30.41 PROVIDES FOR**

### Termination

Every right or privilege authorized by Conditional Use Permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

### Extension

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Conditional Use Permit.

### Transferability

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

## **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

## **REVOCAION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Conditional Use Permits. Failure to abide by or fully comply with any and all conditions attached to,

or made a part of, this Conditional Use Permit constitutes grounds for its revocation. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a Conditional Use Permit at least ten (10) days' notice by mail to the applicant or permittee.

**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 Hearing Officer 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, Shoghig Yepremian during normal business hours at (818) 937-8135 or via e-mail at [syepremian@glendaleca.gov](mailto:syepremian@glendaleca.gov).

Sincerely,  
Bradley Calvert  
Director of Community Development



Cassandra Pruett, AICP  
Senior Planner  
CP:SY: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.Boghosian/R.Takidin/F.Garcia); Glendale

Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / 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- Shoghig Yepremian.