



April 23, 2015

Self-Realization Fellowship Church  
Attention: Mr. Brian Schadel  
3880 San Rafael Avenue  
Los Angeles, CA 90065

**RE: 2146 EAST CHEVY CHASE DRIVE  
CONDITIONAL USE PERMIT NO. PCUP 1428738**

Dear Mr. Schadel:

On April 22, 2015, 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 to allow the continued use of the existing church facilities, located at **2146 East Chevy Chase Drive**, in the "ROS" - (Restricted Open Space) Zone, described as Portions of Lots 18 and 21, Hodgkins Subdivision, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) Places of worship require a Conditional Use Permit in the ROS Zone.

APPLICANT'S PROPOSAL

(1) Allow the existing church facilities to continue to operate in the current manner.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from environmental review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Section 15301.

**REQUIRED/MANDATED FINDINGS**

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following:

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

The church use will be consistent with the various elements and objectives of the General Plan. The Land Use Element of the General Plan designates the area for very low density residential/open space use. The property is zoned "ROS" - Residential Open Space, which allow places of worship subject to conditional use permit approval. The church use is consistent with the various elements of the General Plan, which recognizes the need for religious institutions in the City. The property is served by Chevy Chase Drive to the north, which is classified as a Community Collector with low and medium density residential uses predominant on frontage property. The Open Space and Conservation Element protects vital and sensitive open space areas including ridgelines, canyons, streams, geologic formations, watersheds and historic, cultural, aesthetic and ecologically significant areas from the negative impacts of development and urbanization. This property was developed to preserve the secondary ridgeline and is located outside of the landside prone areas. No changes are proposed to the site as a result of the present application. The church has maintained the undeveloped open space. Preserving this 1965 building is in keeping with the goals and objectives of the Historic Preservation element to preserve historic resources which define community character. While the church building is not designated or surveyed, it is potentially eligible for Historic Designation. The proposed Conditional Use Permit (CUP) will have no impact on continued historical eligibility of this building. Therefore, approval of the CUP for the continued operation of the church use is consistent with the General Plan.

**B. That 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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. A church has been on this site and in operation since its construction in 1965 and has proven to not have a negative impact. No changes to the site or to the operation of the church are proposed. The site is located in the ROS zone and is surrounded by single family homes and undeveloped open space. Since acquiring the property, the Self-Realization Fellowship Church (SRF) has taken measures to cosmetically improve the property (parking lot recently re-surfaced, new lighting installed, buildings painted, and new landscaping planted).

**C. That 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 church use was constructed prior to most of the surrounding homes and has not precluded new residential development in the area. Unlike previous discretionary permits for day care, preschool or kindergarten for the site, this CUP application is solely for the

church use and corresponding Sunday school; no day care, pre-school or kindergarten is in operation, nor is one proposed.

**D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.**

Adequate private and public facilities, such as utilities, landscaping and parking, are provided for the church. All public utilities exist and currently serve the site. The church facilities comply with all landscape, setback and lot coverage requirements. A standards variance for reduced parking and use variance for the continued use of day, pre-school, and kindergarten in the ROS zone was approved on October 11, 1999; the variance allowed 114 parking spaces to be provided where 119 parking spaces were required (100 parking spaces for the church and 19 parking spaces for the preschool). As noted above in Finding C, no preschool is in operation or proposed. It is anticipated that adequate parking and traffic circulation will be provided.

## 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 Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That any expansion or modification of the facility or use shall require a new conditional use permit application. Expansion shall constitute adding of an additional floor area or any physical change as determined by the Planning Hearing Officer.
5. That the previously required fence, with a minimum height of 5-1/2 feet, be maintained along the northeasterly property line. Such fence shall be kept in a good state of repair without openings.
6. That the existing landscaping areas between the parking areas and adjacent residential properties be maintained with trees and shrubs to provide a buffer, and all landscaping areas be maintained in good condition with live plants and free of weeds and trash.

7. That the parking areas be maintained accessible for the parking of automobiles during church functions and special events.
8. That any lights used to illuminate the exterior area be adequately shielded so as not to shine on adjacent properties.
9. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator of the City of Glendale.
10. That adequate measures be taken to provide necessary facilities to handle storm water runoff.
11. That noise be contained to the site, such that persons of normal sensitivity off-site are not disturbed. The Planning Hearing Officer's opinion shall prevail to arbitrate any conflicts.
12. That all mitigation measure listing in the negative declaration resulting from the processing of Environmental Information Form No. 84-12 shall remain in effect.
13. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.
14. That the authorization granted herein shall be valid for a period of **15 YEARS, UNTIL APRIL 23, 2030**, at which time, a reapplication must be made.

**APPEAL PERIOD, TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION:**

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.

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 (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 8, 2015**, 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 (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

### **GMC CHAPTER 30.41 PROVIDES FOR**

**TERMINATION:** Every right or privilege authorized by a 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.

**CESSATION:** A Conditional Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Conditional Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

**EXTENSION:** A Conditional Use Permit 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 such variance

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

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.

### **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.

### REVOCATION, CONTINUING JURISDICTION

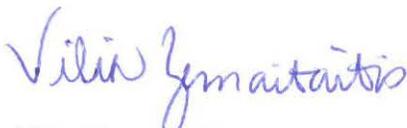
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

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 Conditional Use Permit 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 contacts with this office regarding this determination must be with the Case Planner (*Kathy Duarte at 818-937-8163 or email:kduarte@glendaleca.gov*) first and then, the Planning 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.

Sincerely,



Vilia Zemaitaitis  
Planning Hearing Officer

VZ:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Dir. of Public Works (R. Golanian); Traffic & Transportation Section (W.Ko/S.Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin/G.Tom/S.Boghosian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz/E.Olsen); Dir. Parks, Recreation and Community Services Dept. (J.Duran); 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); Hank Schaeffer- representing the applicant; and case planner – Kathy Duarte.