CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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December 20, 2018

Jose Cornejo
1444 East Mountain Street
Glendale, CA 91207

RE: REASONABLE ACCOMMODATION
CASE NUMBER PRACCOM 1826583
1444 East Mountain Street

Dear Mr. Cornejo:

On December 20, 2018, 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 a 125 square-foot addition to an existing 371 square-foot detached garage and convert the existing detached garage into an accessory dwelling unit (ADU) exceeding the maximum allowable floor area ratio (FAR) (0.40 maximum; 0.45 proposed) on a lot located in the "R1 HD" **Low Density Residential Zone, Historic District Overlay, Floor Area District II**, addressed at **1444 East Mountain Street.**

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 new accessory dwelling unit on the project site 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 applicant's son is disabled and currently lives in the primary dwelling unit (existing single-family residence) with the applicant. He lives under the care of the applicant and suffers from a neurodevelopment disorder (autism) that interferes with major daily living activities, such as sleeping and ability to relax.

B. The disabled resident at the subject property suffers from a form of mental disorder that affects the individual's ability to cope with sensory stimulation resulting in chronic stress, anxiety, irritability, and depression. The request is to construct a 125 square-foot addition to the existing detached garage (to be converted into an ADU) and to allow the property to exceed the maximum floor area ratio by 0.05. The added floor area is necessary accommodate a bedroom that will be separated from the kitchen, living room, and bathroom areas, due to the resident's sensitivity to noise. The disabled individual on the property is frequently treated onsite by professionals to provide therapy and treatment. The 125 square-foot bedroom will

provide the individual with personal space and an isolated area from the living room where therapy can be provided.

C. The proposed 125 square-foot addition will enhance the proposed ADU's floor plan with a bedroom that is isolated from the rest of the ADU; however, it will be internally accessible from a door via the living room/kitchen. As described in Finding B above, the accommodation is directly and reasonably related to the individual's disability, as it will provide a personal area within the ADU.

D. The requested accommodation will not impose an undue financial or administrative burden on the City. The applicant will be required to obtain permits from the Building and Safety Division for the construction of the rear addition. The applicant will pay for all construction work, materials and permits and will impose no financial or administrative burden on the city.

E. The subject lot is located in the "R1 HD" Low Density Residential Zone, Historic District Overlay, Floor Area District II, and is improved with an existing, two-story, 2,725 square-foot, single-family residence constructed in 1929. While the proposed 125 square-foot addition to the garage and subsequent ADU conversion will exceed the maximum floor area ratio allowed within the R1 zone, the addition is relatively minor in size, and will not cumulatively increase the amount of primary dwelling units on the lot. The land use will remain single-family residential, and the minor 125 square-foot addition to the ADU will provide an isolated area for the individual with a neurodevelopment disorder. The request will not a fundamentally alter the overall land use and zoning program for the city.

F. The location of the 125 square-foot addition to the ADU will be at the rear of the lot approximately 100 feet away from East Mountain Street. While the existing detached garage will be converted to an ADU, the street facing facade will be designed with a faux garage door to maintain the appearance of a garage. The 125 square-foot addition to the ADU will be behind the primary dwelling unit and will have very limited to no visibility from the street. As a result, the neighborhood character of the Rossmoyne Historic District and prevailing street front setback of the neighborhood will remain unchanged.

G. Traffic on East Mountain Street will not be affected by the proposed request. The subject property is located within a half mile of mass transit. At the corner of East Mountain Street and North Verdugo Road, the area is serviced by the Glendale Beeline Bus Routes 3 and 7, as well as Metro Bus Routes 90, 91 and 685. Lastly, adequate parking will be provided onsite. A total of three parking spaces (8-feet in width by 18-feet in length) will be provided on the existing driveway.

H. The requested modification shall run with the land, as the requested addition to the building will be integrated into the garage/ADU conversion. The rear 125 square-foot addition will be constructed with a permanent foundation, wood framing, and finished with smooth stucco, clay tiles and cannot be easily removed.

APPROVAL of this Reasonable Accommodation shall be subject to the following conditions:

1. 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.

2. 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.

3. A Historic Preservation Commission approval/exemption for the proposed 125 square-foot rear addition to garage/ADU conversion shall be obtained prior to the issuance of a building permit.

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. Any appeal must be filed within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Section upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **January 4, 2019,** in the Permit Services Section, 633 E. Broadway, Room 101.

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.

Sincerely,

Ron Kiesel

Roger Kiesel
Senior Planner

RK/dj

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); 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. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Dennis Joe.