

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE,
CALIFORNIA ADOPTING FINDINGS OF VIOLATION OF GLENDALE
MUNICIPAL CODE CHAPTERS 15.20 AND 30.25 AS A RESULT OF THE
UNPERMITTED DEMOLITION OF A HISTORIC RESOURCE LOCATED
AT 1239 N. EVERETT STREET AND IMPOSING PENALTIES IN
CONNECTION THEREWITH**

WHEREAS, GMC section 15.20.090(C) authorizes the City Council to conduct a public hearing to consider evidence of unpermitted complete or partial demolition of a historic resource in violation of Chapter 15.20, to impose penalties stemming from the violation(s), and to authorize recordation of an instrument imposing covenants on a property where the complete or partial demolition of a contributing or non-contributing building occurred in a designated or pending historic district overlay zone occurred without approval of a demolition clearance and issuance of a demolition permit pursuant to GMC Chapter 15.22; and

WHEREAS, the 1925 Spanish Colonial Revival-style single-family residence ("House") located at 1239 N. Everett Street ("Property") was identified as a contributor in the draft historic resource survey for the pending Bellehurst Historic District dated July 2023 and is therefore determined to be an historic resource; and

WHEREAS, in October 2023, the House at the Property was demolished without the City-approved demolition clearance or demolition permit required by Glendale Municipal Code (GMC) Sections 15.22.040 and 30.25.060); and

WHEREAS, on April 2, 2024, the City Council conducted a hearing, and received testimony, reviewed documentary records, including but not limited to the April 2, 2024 staff report and all its exhibits, and materials presented at the hearing documenting the unpermitted demolition of the House, an historic resource; and

WHEREAS, based on hearing and reviewing all the evidence in connection with the demolition of the House at 1239 N. Everett, and following deliberation, the City Council finds and determines that the demolition of the House at the Property was complete and that such demolition violated GMC sections 15.22.040 and 30.25.060.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA THAT:

1. The recitals herein above are findings incorporated herein and are relied upon as factual support for the determination that the House at the Property was a complete demolished in violation of GMC sections 15.22.040 and 30.25.060.
2. The Council's determination that the demolition on the Property was complete is also based on the following facts:

- a. The photographic record presented at the hearing established that on October 19, 2023, the roof and roof framing were demolished and that only a portion of the chimney, on the south side façade, that a few framing studs remained at the north side façade, and that the entire front (east) façade and almost all of the side facades were removed down to the floor deck.
 - b. That on November 14, 2023, based on inspection by City staff, the demolition materials from the House that were alleged to remain at the Property in a dumpster had been in fact removed, and that only a scant amount of demolition material remained on the Property.
 - c. That due to the extent of demolition and removal of original demolition materials, reconstruction as a penalty option for a partial demolition outlined in GMC section 15.20.090(F) cannot be realistically considered, and on that basis the demolition is considered complete.
- 3. Based on the findings of violation, Council hereby imposes the following penalties pursuant to GMC section 15.20.090:
 - a. GMC §15.20.090(C): Imposition of a Three-Year Construction Moratorium: No building or construction related permits shall be issued for the Property upon which the demolition took place for a period of three years commencing on October 19, 2023 (“Construction Prohibition Period”), which is the date Community Development staff visited the site, documented the demolition, and obtained actual knowledge of the demolition.
 - b. GMC §15.20.090(C): Recordation of an Instrument Imposing Covenants. In connection with the Construction Prohibition Period the City shall record an instrument imposing covenants on the Property with the County of Los Angeles that memorializes the time period during which permit issuance is prohibited.
 - c. GMC §15.20.090(D): Property Maintenance Required: During the Construction Prohibition Period, the Property shall be maintained so as to not constitute a public or private nuisance, or otherwise violate Chapter 15.20. Specifically, the Property shall be maintained:
 - i. In a clean and orderly manner free of junk, trash, debris, litter, abandoned or inoperable vehicles, stagnant water, abandoned excavations, appliances and furniture, storage containers, vegetation that is not in a healthy or living state, and overgrown vegetation.
 - ii. With living vegetation, including trees and shrubs, which living vegetation shall be retained and fully maintained, including receiving necessary watering and trimming, during the construction prohibition period.

iii. With living grasses and groundcovers and new grass and/or groundcover shall be planted at any areas of bare soil to control dust and erosion. All grasses and groundcovers shall not exceed an overall height of six inches. Additionally, vehicles of any type shall not be parked or stored on the property and no remunerative use of any kind shall be allowed.

4. (GMC §15.20.090(E): Limitations on New Development (Complete Demolition)): Any new construction following the expiration of the Construction Prohibition Period be within the same footprint, height, and square footage as the house that was demolished.

APPROVED AND ADOPTED this _____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

I, Suzie Abajian, Ph.D., Clerk of the City of Glendale, certify that the foregoing Resolution No. _____ was adopted by the Council of the City of Glendale, California, at a regular meeting held on the _____ day of _____, 2024, and that same was adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk