glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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October 31, 2014

Vicky Barbieri
135 South Jackson Avenue, Suite 202
Glendale, CA 91205

RE: 1120 PRINCETON DRIVE
STANDARDS VARIANCE CASE NO. PVAR 1418921

Dear Ms. Barbieri:

On October 8, 2014, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a standards variance to allow a floor area ratio (F.A.R.) of 0.53 on a lot where the maximum FAR permitted by code is 0.45. The proposal includes a 764 square-foot floor area addition to an existing 1,420 square-foot single-family dwelling on a 4,120 square-foot lot. The proposed addition will be located within the existing building envelope of the residence directly beneath the first floor, located at 1120 Princeton Drive, in the "R1R" – Restricted Residential zone, Floor Area Ratio District III, described as Portion of Lot 8, Block F, Tract No. 4770, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) Maximum Floor Area Ratio permitted for District III is 0.45 for the first 10,000 square feet of lot area.

APPLICANT'S PROPOSAL

(1) To exceed the allowable floor area by 330 square feet or by 0.08 for a total floor area of 2,184 square feet (.53 floor area ratio) where 0.45 is the maximum allowed in this District.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines 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 strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.

The existing project site is a 4,120 square-foot interior uphill sloped lot. The applicant is requesting to allow a floor area ratio of 0.53 on a lot where the maximum FAR permitted by code is 0.45. The proposal includes a 764 square foot floor area addition to an existing 1,420 square-foot single-family dwelling by improving the existing understory (basement) of the residence. The proposed addition will be located entirely within the existing building envelope directly beneath the first floor of the existing residence. The subject property and surrounding properties are located within the "R1R" – Restricted Residential Zone, single family residential zone, Floor Area District III, which allows a maximum floor area of 0.45 times the lot area. In this case, the maximum allowable floor area would be 1,854 square feet. Currently, the subject property is developed with a one-story house with a basement area and an attached garage. The intent of the ordinance, as it relates to floor area ratio maximum, is to discourage development of mansion-like homes on single-family lots and maintain the character of Glendale's modestly developed single-family neighborhoods. The proposed addition improves the existing under story of the residence. It will not increase the mass of the building. Several lots in the area have a similar configuration and zoning as the subject lot and currently exceed the maximum FAR. To deny the minor increase of 0.08 FAR on the subject property would be an unnecessary hardship given that other homes in the area exceed the maximum FAR and the project as proposed meets the intent of the ordinance.

B. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The applicant has limited options to develop the site to provide better functionality because of the substandard lot size of 4,120 square feet. The proposed floor area addition will be located within the existing building envelope. To allow the conversion of 764 square feet of basement area into additional floor area will not affect the mass or scale of the building because the addition will be located within the existing building envelope. Similarly zoned properties in the neighborhood and throughout the City of Glendale typically will not have existing basement area that can be converted into living area and as such, any additional living area would require enlargement of the existing building footprint.

C. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The proposed addition will be in keeping with and will not disturb the character of the existing neighborhood. The applicant's proposal includes modifications to the existing façade that will provide an enhancement to the existing residence and neighborhood.

These façade improvements will also provide a much needed design improvement to the property and will only be possible if this variance is granted. The conversion of 764 square feet of floor area directly underneath the main floor of the existing will not impact the neighborhood since the mass and scale of the residence will not change. The applicant's request will allow the addition to be more functional and will continue to serve the changing needs of the property owners while preserving and enhancing the existing structure and neighborhood.

D. That the granting of the variances will not be contrary to the objectives of the ordinance.

The applicant is proposing to convert the existing basement area into floor area entirely within the existing building envelope and as such, will not change the overall mass and scale of the existing residence. The proposed addition of 764 square feet of floor area will exceed the allowable floor area by 0.08, or 330 square feet. However, since the floor area will be contained within the existing building envelope, typical concerns involving requests to exceed the maximum allowable FAR, e.g., mass and scale are not an issue in this case. The proposed addition meets all other Zoning Code requirements. The granting of the request allows for a reasonable floor area addition to the residence, which is consistent with the objectives of the "R1R" Zone.

Additionally, a discretionary action, such as the requested variance, must also take into consideration the hillside development review consistent with Chapter 30.11.040 (A) of the Glendale Municipal Code, which is as follows:

A. That the development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by City Council.

The Hillside Design Guidelines suggest preferred methods to develop single-family homes in hillside areas of the City and recommend minimizing grading to preserve the natural hillside appearance, open space and groves of native trees. The project, as proposed, is consistent with the design objectives of the Hillside Design Guidelines because no grading is required for the addition. The minor changes to the façade are compatible with the Hillside Design Guidelines, and will enhance the design and function of the residence by shifting the main entry of the home to the ground level.

B. That the development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout.

The applicant's request to add 764 square feet of floor area within the existing envelope directly beneath the first floor is compatible with the surrounding neighborhood. The proposed addition is fairly modest in size and will not increase the existing footprint of the house. The design of the project is consistent with the existing single-family dwelling and compatible with surrounding development in terms of size, scale, bulk and mass, roofline orientation, setbacks and site layout.

C. That the site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.

The applicant's proposal does not require any landform alteration since the site is already developed with a single-family home and the additional floor area will be entirely within the existing building envelope. There are no protected scenic vistas, blue line streams or primary or secondary ridgelines on the site.

D. That site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.

The visual impacts of the proposed addition on surrounding properties on Princeton Drive will be relatively minor. The applicant is proposing additional floor area within the existing building envelope of the residence at the basement level, and as part of this remodel will also be upgrading the façade. This façade upgrade, as depicted on the plans, will enhance the neighborhood rather than result in a visual impact.

E. That the architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.

The proposed addition is consistent with the existing single-family home and surrounding neighborhood. The applicant's proposal will match the existing architecture including all materials and finishes. Existing homes along Princeton Drive and throughout the greater Adams Hill neighborhood are various architectural styles, which were common when these residences were constructed. Since there are no consistent architectural styles along Princeton Drive and the greater Adams Hill area, this proposal will be compatible with the surrounding neighborhood. A condition of approval is included such that the project is required to obtain approval/exemption from Design Review Board.

CONDITIONS OF APPROVAL

APPROVAL of this standards variance 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 Hearing Officer.

2. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

3. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plan check.

4. That separate permits are required for all work within the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspection for work within the public right-of-way.

5. That Design Review Board approval/exemption shall be obtained prior to the issuance of a building permit.

6. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

7. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.

8. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.

9. That the applicant shall comply with all requirements of the Glendale Water and Power Engineering Department, as specified in their memo dated August 25, 2014, to the satisfaction of the Department Director.

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 (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **NOVEMBER 17, 2014**, 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 (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: http://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 $1,000.00, or imprisonment for a term not to exceed six months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of $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 Variance at least 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.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION: Every right or privilege authorized by a Variance shall terminate two 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 Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

EXTENSION: Variances granted by such right or privilege may be requested one time and extended for up to a maximum of one 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 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.

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 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,

Roger Kiesel
Planning Hearing Officer

RK: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); Director of Public Works (R.Golanian); Traffic & Transportation Section /G.Tom); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); 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);Garo Karounian-owner; R.Leath; R. Werner; and case planner-Vista Ezzati.

GWP- comments

CITY OF GLENDALE

INTERDEPARTMENTAL COMMUNICATION

DATE: August 25, 2014

TO: Vista Ezzati, Community Development Department

FROM: Gerald Tom, GWP Water Engineering
Varoojan Avedian, GWP Electrical Engineering

SUBJECT: **PVAR 1418921**
1120 Princeton Dr.

Glendale Water & Power (GWP) Engineering has reviewed the plans for the standards variance to allow an addition of floor area within the existing footprint of the single family dwelling that will exceed the maximum allowable FAR in the R1R?III zone.

Requirements are as follows:

Electric Engineering

Customer Service (818) 548-3921

- Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
- Project to pay all fees required for obtaining electric service before application(s) for building or electric permit(s) is/are signed by GWP Customer Service Engineering.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- No conflict.

Water Engineering

Potable Water (818) 548-2062

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.

- Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
- All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- No conflict.
- Additional comment(s) and/or attachment(s).
  No backflow device or dedicated fire line is required for a single dwelling house

Glendale Water & Power Engineering has no other issues or comments related to this project.

Varoojan Avedian	Gerald Tom
Senior Electrical Engineer	Senior Civil Engineer

VA/GT:bo