

July 1, 2014

Vicki Kirakosian
17844 Castellammare Drive
Pacific Palisades, CA 90272

**RE: 1146 NORTON AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1411647**

Dear Ms. Kirakosian:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (E) for a maximum ten (20) percent deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow an existing garage to be maintained with a garage door width of 15 feet (6.3 percent deviation) which is less than the required 16 feet and an interior clear garage depth of 17 feet, two inches (5.5 percent deviation) which is less than the required 18 feet for a two-car garage described in Section 30.60.040 (G) of the Glendale Municipal Code in conjunction with a 678 square-foot addition to the existing house. The subject property is located at **1146 Norton Avenue**, in the "R1"- Residential Zone, Floor Area Ratio District I, and described as Lot 44, Tract 11040, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) of the State CEQA Guidelines).

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

The subject property is a 7,947 square-foot lot developed in 1937 with a 1,598 square-foot, one-story single-family residence and a detached garage with an interior dimension of 293 square-feet. The house is located towards the front of the lot while the detached garage is located at the rear of the lot. A swimming

pool is situated behind the house and north of the garage, approximately 5'-6" away. The proposed addition consists of 678 square feet of new floor area - 575 square feet at the rear of the house and 103 square feet at the front of the house. The proposed addition will not increase the number of bedrooms, but modifies the interior layout of the house by enlarging the existing bedrooms and living space. The architectural style of the addition will match the existing house and garage.

There are space restrictions on the site which prevent the expansion of the existing garage from complying with the Zoning Code. Any expansion of the garage would bring the garage closer to the existing swimming pool and interfere with required building surcharge requirements. Appropriate building distance requirements, required by the Building and Safety Division, are determined by the depth of the pool closest to the garage plus two feet. Using this formula, the minimum distance required would be 5 feet 4 inches. The current separation at 5 feet 6 inches meets the Building and Safety Division requirements.

Therefore, the existing garage cannot be easily modified without substantially changing the existing site conditions. Furthermore, the depth of the existing garage at 17-feet, two-inches is approximately 95 percent of meeting the code requirement for the depth of a two-car garage and the garage door width at 15 feet is approximately 94 percent of meeting the requirement for the door width while the interior garage width at 17-feet, one-inch complies. Requiring the expansion or construction of a new garage for these minimal deviations unduly restricts the flexibility for reasonable use and improvement of the property for a reasonable addition.

B. The granting of the exception 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 purpose of the addition is to make the house more functional by enlarging the living area and existing bedrooms and reconfigure the interior layout to improve the floor plan of the house. A reasonable addition to a single-family house is not anticipated to intensify parking demand. An approximately 113-foot long driveway provides ample room for temporary off-street parking outside of the street-front setback area. As such, the project will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. The majority of the addition will not be visible from the street, it will maintain the existing architectural style for both the house and garage and it will still allow for adequate open space, light, and ventilation for the subject residence as well as adjacent residences.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The proposed addition meets all other Zoning Code requirements of the R1 – I Zone, such as lot coverage, floor area ratio, driveway width, landscaping, distance between buildings, and setbacks. The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards. These standards have been developed to provide a more simplified process to allow reasonable use of properties while ensuring the developments promote the public health, safety, and general welfare. The proposed 678 square-foot addition will allow reasonable development of the site that will meet all other Zoning regulations and allow the existing legal nonconforming garage to still serve the single family residence.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

1. That 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 to the satisfaction of the Hearing Officer.
2. That all necessary permits 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 design review approval or exemption shall be obtained prior to the issuance of a building permit.
4. That the interior of the garage shall be restored back to its original condition to accommodate the parking of vehicles, including the removal of the interior step/landing, to the satisfaction of the Hearing Officer.
5. That any expansion or modification of the dwelling which is different than what is represented as part of this Administrative Exception application, shall require a new application as determined by the Hearing Officer.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

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 **JULY 16, 2014** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 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 an Administrative Exception 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: An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception for one year or more in the continuous exercise in good faith of such right and privilege.

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 administrative exception.

APPEAL FORMS available on-line

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

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.

REVOCAION

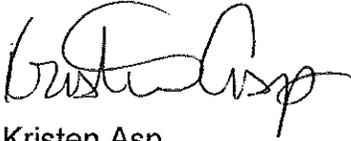
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Rathar Duong during normal business hours at his direct line (818) 937-8185 or office line (818) 548-2115 or rduong@glendaleca.gov, between 7:30 a.m. to 5:30 p.m. weekdays.

Sincerely,



Kristen Asp
Senior Planner

KA:RD:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (R.Golanian/G.Tom); Director of Public Works and 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); and case planner-Rathar Duong.