

July 14, 2014

Aris Artunyan
7054 Shadygrove Street
Tujunga, CA 91042

**RE: ADMINISTRATIVE EXCEPTION CASE NO. PAE 1412541
3340 COMMUNITY AVENUE**

Dear Aris Artunyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow an approximately 100 square-foot addition at the rear of a 736 square-foot single-family house located on a 5,360 square-foot lot without providing two covered and enclosed parking spaces, as required by Chapter 30.32.050 of the Glendale Municipal Code and to allow an extension into the interior setback area for the continuation of an existing building line in conjunction with the addition. The subject property is located at **3340 Community Avenue**, in the "R1" (Low Density Residential) Zone, and described as Lot 22, Tract No. 8051, 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 Community Development Department 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 5,360 square foot lot developed in 1926 with a 736 square foot single family residence. The house is located towards the front half of the lot along the

eastern edge and there is an existing carport attached to the house located in the northwest portion of the lot facing Community Avenue. The 10'-4" by 17' carport was rebuilt with permits in 1985 due to wind damage. Additionally, a large 36" diameter oak tree is located in the southwestern corner of the property. The project site is a typical interior lot with approximately 50 feet of frontage along Community Avenue and approximately 133 feet deep. The proposed project would result in 100 square feet of additional floor area for a laundry room at the rear of the building, as well as the continuation of the existing nonconforming building setback (two feet) along the easterly property line for an additional length of seven feet. The proposed addition will be constructed in a way that is compatible with the existing architecture that will maintain the integrity of the residence. By placing the addition at the rear, design improvements would occur because the small-scale character of the residence and street elevation will be maintained, while at the same time providing a reasonable use of the property.

While the site plan indicates there is room at the rear of the property to construct a two car covered and enclosed garage, the placement of an existing storage shed and mature oak tree present space restrictions to the property that preclude full compliance with the Zoning Code. Construction of a new two car garage would be beneath the drip-line of the oak tree which could severely damage the tree. California Live Oaks are State and City protected trees. Removal would cause impacts to multiple properties. By granting this administrative exception, the project will allow for a small addition without harming the oak tree and unduly restricting the reasonable use and improvement of the property.

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 adding a laundry room to the floor plan of the house. This proposed expansion will be located at the rear of the residence and will not create additional bedrooms and therefore is not anticipated to intensify parking demand. The existing carport is approximately 30 feet from the street property line and it is accessed by a 30-foot long driveway on the west side of the property. The carport will continue to provide a one car covered parking space for the sole purpose of parking vehicles and the 30-foot long driveway provides temporary off-street parking. As such, the project will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. The addition will not be visible from the street; it will maintain the existing architectural design of the house, and 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 Zone, such as lot coverage, floor area ratio, landscaping, and setback. 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 allow reasonable use of properties in order to promote the public health, safety, and general welfare. The proposed 100 square foot addition maintaining the existing nonconforming building setback line will allow reasonable development of the site and allow the existing carport to still serve the single family residence. Therefore, granting the minor exception for this small addition will not be contrary to the objectives of the applicable regulations.

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 presented in conjunction with the application for the Administrative Exception, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Community Development Department.
- 2) That all necessary permits 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 any expansion or modification of the dwelling which is different than what is represented as part of this Administrative Exception approval shall require a new application as determined by the Hearing Officer.
- 4) That DRB approval/exemption shall be obtained prior to issuance of a building permit.
- 5) That the premises be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
- 6) That all necessary permits and/or approvals be obtained from the Urban Forestry department regarding the existing Oak tree prior to Zoning approval.

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 29, 2014** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday from 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 5:00 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.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

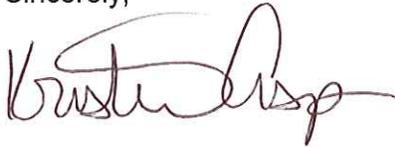
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same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

You may contact the case planner, Vista Ezzati, during normal business hours at (818) 937-8180 or via e-mail at vezzati@glendaleca.gov.

Sincerely,



Kristen Asp
Senior Planer

KA:VE: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 Vista Ezzati.