glendale california

City of Glendale
Community Development Department

633 E. Broadway, Room 103
Glendale, CA 91206-4386
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

January 22, 2016

Khan Consulting Inc.
c/o Rodney V. Khan
1111 North Brand Boulevard, suite 403
Glendale, CA 91202

RE: 510 & 512 WEST DORAN STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1526807

Dear Mr. Khan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.070 (E), for a maximum 20 percent deviation from one of more numeric standards in Title 30, the Community Development Department has processed your application for an Administrative Exception to allow the relocation of an existing single-family dwelling on the same lot with a twenty percent reduction to the minimum street front and interior setbacks for the relocated dwelling, as required by Chapter 30.11.030 of the Glendale Municipal Code, in conjunction with the development of three new dwelling units on the property. The applicant is requesting a 5'-0" reduction, or twenty percent deviation, from the required twenty-five foot street-front setback, and a 1'-0" reduction, or twenty percent deviation, from the minimum required minimum 5'-0" interior setback for the relocated dwelling only, in conjunction with the proposed multi-family development on the site. The subject property is located at **510 & 512 West Doran Street**, in the "R-3050" (Moderate Density Residential) Zone, and described as portions of Lots 322 and 323 and all of Lots 328 and 329, Tract No. 1744, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" per Section 15303 and as a Class 31 "Historic Resource Restoration/Rehabilitation" per Section 15331 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 14,223 square-foot lot that was originally developed in 1910 with a 1,904 square-foot, one-story, American Foursquare style, single-family residence. The house consists of three bedrooms, two bathrooms, a living room, dining room, and a kitchen. The City's Historic Preservation Planner has determined that the existing house meets the criteria for listing on the Glendale Register of Historic Resources, and it is considered a historic resource in accordance with the California Environmental Quality Act (CEQA). The applicant is proposing to demolish approximately 563 square-feet of floor area from the rear of the existing dwelling, relocate the residence to the northeast portion of the lot, and develop the site with three additional units. The relocation of the existing house as well as the demolition and rehabilitation will meet the Secretary of the Interior's Standards, and the additional three units on-site will be consistent with the American Foursquare style of the existing house.

The relocated dwelling will consist of 1,341 square feet of floor area with two bedrooms, two bathrooms, a living room, dining room, and a kitchen. The project proposal also includes three new townhouse-style dwelling units on-site with attached garages. The three new dwelling units being proposed will comply with current Zoning regulations. The site is zoned R-3050. The applicant is requesting a 5'-0" reduction, or twenty percent deviation, from the minimum required twenty-five foot street-front setback, and a 1'-0" reduction, or twenty percent deviation, from the required minimum 5'-0" interior setback for the relocated dwelling only. The granting of the exception will allow the existing residence to be maintained, relocated on the same lot, rehabilitated, and preserved as a historic resource. The relocated dwelling is proposed to maintain a street-front setback of 20'-0", where 25'-0" is required by the Zoning Code. The three new dwelling units on-site will maintain the required minimum 25'-0" street-front setback. The predominant street-front setback on this portion of West Doran Street is 20'-0", and the applicant's proposal will be consistent with the existing street pattern, allowing for design improvements consistent with the City's Comprehensive Design Guidelines. In addition, the relocated dwelling is proposed with a minimum interior setback of 4'-0", where a minimum interior setback of 5'-0" is required by the Zoning Code. The three new dwelling units on-site will comply with the required minimum interior setback of 5'-0". By allowing the relocated dwelling to maintain a minimum interior setback of 4'-0", the historic resource can be preserved without requiring any additional demolition of the structure and preserving the overall character of the dwelling, resulting in design improvements for the project.

Furthermore, in order to provide the minimum street-front and interior setbacks per the Zoning Code, the applicant would either have to propose additional demolition of the historic resource, or reduce the floor area of the proposed dwelling units. As proposed, the three dwelling units on-site are modestly sized and a further reduction in the floor area of the proposed dwelling units would make them undesirable and be a detriment to the overall design of the project. The granting of the exception to allow reduced minimum street-front and interior setbacks for the relocated dwelling unit only will result in design improvements and allow for the dwelling to be rehabilitated and maintained as a historic resource.

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 granting of the Administrative Exception to allow the relocation and partial demolition of an existing single-family dwelling on an existing lot without meeting the minimum required street-front and interior setbacks for the relocated dwelling, in conjunction with the development of three new dwelling units will not be materially detrimental to the public welfare or injurious to the property or improvements in the R-3050 zoned neighborhood in which the property is located. The intent of the setback regulations is to establish reasonable standards of design for air, light and ventilation between buildings. The applicant's request to provide a minimum street-front setback of 20'-0" for the relocated dwelling, where a minimum 25'-0" is required by the Zoning Code, will not be a detriment to the surrounding development. The predominant street-front setback on this portion of West Doran Street is 20'-0". Therefore, the applicant's request for an exception will be consistent with the existing street pattern. The applicant's request to provide a minimum interior setback of 4'-0", where a minimum 5'-0" is required will not be detrimental to the surrounding development. Based on the existing development of the neighborhood, the adjacent lot to the east would be the most impacted by this deviation. Currently, the residential building on the adjacent lot to the east is setback approximately 10'-0" from the subject property, with a driveway separating the two lots. Therefore, the applicant's request to provide a minimum interior setback of 4'-0" will not be detrimental to the surrounding properties, as there will still be a reasonable amount of space between the two buildings to allow for air, light, and ventilation. As such, the granting the applicant's request for an Administrative Exception to allow reduced minimum street-front and interior setbacks for the relocated dwelling unit only will not be detrimental to the public welfare or surrounding properties.

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

The proposed development meets all other Zoning Code requirements of the R-3050 zone, such as lot coverage, floor area ratio, landscaping, and setbacks and parking

for the new construction on the property. Parking for the relocated dwelling is legal non-conforming and is not required to be provided for the unit. 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 use of the site as multi-family residential will allow reasonable development of the site in accordance with the R-3050 zoning designation while allowing the preservation of an historic resource. Therefore, granting the Administrative Exception to allow the relocation of an existing single-family dwelling on an existing lot without complying with the required minimum street-front and interior setbacks for the relocated dwelling will not be contrary to the objectives of the applicable regulations. In addition, the granting of the exception will allow reasonable development of the subject property in accordance with the General Plan Land Use Element designation, Moderate Density, and the R-3050 zoning designation.

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 units 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 Design Review Board (DRB) approval shall be obtained prior to issuance of a building permit.

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 **FEBRUARY 8, 2016** 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 pm to 5 pm.

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,

Roger Kiesel
Planning Hearing Officer

RK:VE:sm

cc: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Vista Ezzati.