glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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March 1, 2016

Mr. Nareg Khodadadi
417 Arden Avenue, Suite 115
Glendale, CA 91203

RE: 152 WESTERN AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE 1601043
(1661 Riverside Drive)

Dear Mr. Khodadadi:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020(E), for a maximum 20 percent deviation from one or more numeric standard in this Title, the Community Development Department has processed your application for an Administrative Exception to allow for a 20 percent reduction for a one foot reduction from the required five foot minimum separation between buildings (GMC 30.60 -"Attached" means any building that has a wall or roof in common with another building or structure and is less than five feet at the closest point) in conjunction with a new two-story addition to an existing house, located at **152 Western Avenue**, (1661 Riverside Drive) in the "R1" - (FAR District II – Horse Overlay) Single Family Residential Zone, described as Lot 5 of Tract No. 10391, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION
Exempt from CEQA review as a Class 3 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15303.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the Community Development Director has **DENIED** your application based on the following:

A. The granting of the exception will not result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

The subject site is a 5,470 square foot corner lot located on the northeast corner of Riverside Drive and Western Avenue in the R1 Horse Overlay Zone. The lot is 24.43 feet wide along the easterly property line along the alley and flares out wider towards Western Avenue. The property features a 1,251 square foot single-story house and

two-car garage, constructed in 1949 and oriented towards Riverside Drive, with a stable (permitted in 1963) in the northeast corner of the lot abutting the alley and northerly interior property line. The permits are unclear as to the approved distance between the house, the stable located within the interior setback, and an approved patio cover between the two structures, but all three are currently connected making the interior setbacks non-conforming.

The proposed project involves a new 895 square foot, second story addition and the demolition of part of the existing house, the rear patio and part of the stable. Demolition of the existing house is to create a conforming minimum five foot interior setback dimension to allow for a second story addition. Removing the patio would separate the house from the stable and demolition of a portion of the stable would create a greater separation from the house. Because the stable is essentially on the property line, a minimum five foot separation between structures is required in order to have conforming interior setbacks for the existing house. The applicant is proposing to alter the existing stable by pulling in the westerly side of the building 18 inches; the easterly and northerly elevations already abut the interior property lines. However, because the proposed project is extensively remodeling and removing structures and square footage to conform to zoning rules, modifying the stable an additional foot to make the property conforming is not unreasonable. Although the shape of the lot is somewhat irregular because it is located on a corner, there are no space restrictions that prevent altering the stable and no design improvement of the project is achieved by keep an additional foot of the existing stable.

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 proposed project will not be materially detrimental to the public welfare or injurious to the property or improvements in the R1 (Horse Overlay)-zoned neighborhood in which the property is located. As proposed, the project involves modifying the existing stable to provide a four foot clearance between the structures (instead of a minimum of five feet eave-to-eave required to be considered "detached"), in conjunction with a second-story addition atop the existing one-story residence. Through the Administrative Exception process, the Zoning Code allows a maximum 20 percent deviation from a numeric standard. The applicant is requesting a 20 percent reduction, or a one foot reduction to the five foot building separation. The reduced clearance would not negatively impact the surrounding properties and neighborhood. The stable has been located in its current interior setback location abutting the alleyway over fifty years (since 1963). The modification to the stable will take place on the interior side of the lot, approximately 35 feet back from the street front property line along Riverside Drive and around the outer corner of the existing garage. The proposed four foot separation would provide sufficient space between the existing residence and the modified stable. However, as stated above in Section A, the applicant is making extensive alterations to the property to comply with Zoning Code rules. The applicant would have to make minimal effort to bring all buildings and structures into compliance.

C. The granting of the exception will be contrary to the objectives of the applicable regulations.

The granting of the exception will be contrary to the objectives of the applicable regulation. The objective for buildings and structures should be to meet all required zoning standards. The proposed project complies will all other zoning regulations except for this one foot additional separation between buildings. Further, the applicant is making many revisions to the property and had every opportunity to design the addition and make modifications to the existing buildings to meet the minimum distance between structures. Any hardship in this case has been self-imposed and is clearly contrary to the objective of the city's zoning rules.

APPEAL PERIOD

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 **MARCH 16, 2016,** 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://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.

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 Vilia Zemaitaitis 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.

Sincerely,

Kristen Asp, AICP
Senior Planner

KA:VZ: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 Vilia Zemaitaitis.