glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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April 20, 2016

Leila Khorasani/Linda Mejia
8601 Balboa Blvd., # 23
Northridge, CA 91325

RE: 1200 E. MOUNTAIN STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE1603079

Dear Ms. Mejia:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020(E) for a maximum 20% 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 have 16'-9" depth, which is an approximately 16.2 % deviation from the minimum required 20-foot garage depth, and maintain a 24'-10" width, which is 17.3% deviation from the minimum required 30-foot garage width per Chapter 30.32.180 Chart III of the Glendale Municipal Code, in conjunction with a proposed 180 square-foot addition on the first floor of the existing single-family residence. The subject property is located at **1200 East Mountain Street,** in the **"R1"** (Low Density Residential) Zone, Floor Area Ratio District II, Rossmoyne Historic District Overlay Zone and described as portion of Lot 17 and Lot 18, Block 18 of Rossmoyne Tract, in the City of Glendale, County of Los Angeles.

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

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, all of the required three findings can be made in support of the application. The Director of Community Development 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 an 11,970 square-foot lot developed with a 3,887 square-foot, two-story single-family residence, with kitchen, dining, living, and family rooms on the first floor and bedrooms on the second floor. There is a 455 square-foot detached garage and a 1,003 square-foot enclosed, attached pool area (indoor pool) on the site. The proposed project will add 180 square feet of floor area (new bedroom and a bathroom) on the first floor of the

existing 3,887 square-foot single-family residence. The addition will infill an existing courtyard on the southeast side of the residence. In accordance with Section 30.32.050 of the Zoning Code, three parking spaces are required for a dwelling unit located in the R1 zone with a gross floor area between 3,500 to 5,999 square feet. Providing the three garage spaces to meet the parking standards in the present case will require construction of a new three-car garage or expansion of the existing detached garage.

There are space restrictions on the site that preclude the applicant from building a new three-car garage or expanding the existing detached garage. The existing garage is located on the eastern and southern property lines and it can only be expanded towards the north and west. Expanding the existing garage 3'-3" to the west and 5'-2" to the north to provide the minimum required 20-foot by 30-foot size for a three car garage will result in noncompliance with other development standards. An expanded garage will not meet the minimum 25-foot turning radius required for the garage (GMC Section 30.32.090). Expanding the garage to conform with minimum depth requirement would also result in only 3'-2" distance between the garage and single family house. A minimum 5-foot separation between the garage and residence is required to consider the garage detached (GMC Section 30.70.050) and for the project to comply with setback standards.

Additionally, expanding the existing garage or building a new garage would significantly change the site plan. The single-family residence is a contributor to the Rossmoyne Historic District and the existing garage is visible from Mountain Street. Any significant alteration to the existing detached garage or construction of a new garage would impact the site layout and could reduce the historic and architectural integrity of the contributor. This is another reason to allow the existing garage to remain.

Granting an exception will result in design improvements. The proposed bedroom and bathroom addition will infill the existing side courtyard and will not be directly visible from the public right-of-away. The proposed addition with a flat roof, stucco wall finish to match the existing wall finish of the house, and proposed clay tile at the edge of the roof will be architecturally consistent with the style of the existing single-family residence and will not reduce the level of historic integrity of the residence as a contributor to the historic district.

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.

Granting the administrative exception to maintain the non-conforming detached garage in conjunction with an addition of 180 square feet to the existing residence will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood.

The existing garage is 24'-10" by 16-9" (interior dimensions). Based on a site inspection, the existing garage dimensions are sufficient to fit three small cars (verified by case planner in field). Code requires a three-car garage for residences greater than 3,500 square feet and the existing garage essentially provides the required enclosed parking on site. Granting the exception to maintain the reduced width and depth will not 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 existing garage will continue to provide enclosed parking for the residence and temporary parking is available on the approximately 60-foot long driveway.

The proposed addition will be located at the side of the existing residence. It will not be a projecting element readily visible from the public right-of-away. The addition will result in the reasonable improvement of the site while the design concept will maintain the character-defining features of the residence as a contributor in the adopted historic district.

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

The proposed addition complies with the remaining code requirements of the R1-II/HD zone. 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. Granting an administrative exception for a 180 square-foot addition while maintaining the existing non-conforming 16'-9" deep and 24'-10" wide garage will allow reasonable development of the site that meets other zoning regulations without a significant change to the site layout. The existing detached garage will continue to provide enclosed three parking spaces and the existing long driveway also provides temporary parking spaces. Additionally, while 1,003 square-foot indoor pool area counts towards the floor area; it does not significantly affect the parking demand for the dwelling. Therefore, granting the exemption 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 Planning 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 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 Planning Hearing Officer.

4) That Design Review Board (DRB) approval/exemption shall be obtained prior to issuance of a building permit.

5) That the premises shall be maintained in a clean orderly condition, free of weeds, trash, and graffiti.

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 City Council 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 **May 5, 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 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 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 the administrative exception.

APPEAL FORMS available on-line 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 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Aileen Babakhani during normal business hours at her direct line (818) 937-8331 or ababakhani@glendaleca.gov, between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,

Vilia Zemaitaitis

Vilia Zemaitaitis
Planning Hearing Officer

EK:ab

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 Aileen Babakhani.