glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

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September 2, 2016

Franco Noravian
409 West Broadway
Glendale, CA 91204

**RE: 411 SOUTH VERDUGO ROAD**
**ADMINISTRATIVE EXCEPTION CASE NO. PAE 1614125**

Dear Mr. Noravian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.070 (E), for a maximum 20 percent deviation from one or more numeric standards in Title 30, the Community Development Department has processed your application for an Administrative Exception to allow a 1'-6" reduction or 9.25 percent deviation from the required minimum garage depth, as required by Chapter 30.32.090 of the Glendale Municipal Code, in conjunction with the development of two new multi-family dwelling units on the site. The subject property is located at **411 South Verdugo Road**, in the "R-3050" (Moderate Density Residential) Zone, and described as portions of Lot 68, Tract No. 4478, 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 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 7,440 square-foot lot that was originally developed in 1931 with an approximately 780 square-foot, one-story, single-family residence with a detached one-car garage. The house and garage were relocated to this site in 1931 from an undisclosed location in the City of Los Angeles. The City's Historic Preservation Planner has determined that the existing structures are not eligible for designation for the Local, State, or National Register of Historic Resources and would not be considered a historic resource under the California Environmental Quality Act (CEQA). The applicant is proposing to demolish the existing single-family home and detached one-car garage and build a new two-unit multi-family residential building with attached private garages on the subject property. The

applicant is requesting a 9.25 percent deviation from the garage depth of 20'-0" as required by Chapter 30.32.090 of the Glendale Municipal Code.

The Zoning Code requires that the project provide a minimum garage depth of 20'-0" for an existing property with a lot width greater than 50'-0". The existing lot width of the subject property along the easterly street-facing property line is 51 feet, and 50.19 feet along the westerly rear property line. There are space restrictions on the site that preclude full compliance with the Zoning Code without hardship. The Code requires that the project provide a minimum interior setback of 5'-0" for the attached garage, a minimum interior garage depth of 20'-0", and a minimum back-up distance of 25'-0" for the safe ingress and egress of vehicles. The applicant's proposal is able to comply with the minimum required interior setback, and provide the code required back-up distance by reducing the minimum interior garage depth to 18'-6", a 9.25 percent deviation of 1'-6" from the code requirement. Full compliance with the Code required parking standards would require variances for the minimum required back-up and/or interior setback. The Zoning Code allows a reduced minimum interior garage depth of 18'-0" where a ninety degree turn is necessary to a garage with direct pedestrian access to each dwelling unit and the lot width is 50 feet or less. The proposal includes private attached garages that will be accessed off of a new driveway with a ninety-degree turn, and with direct pedestrian access to each of the dwelling units; these garages are located on a portion of the property where the maximum lot width is 50 feet. While the proposed interior garage depth does not meet the minimum required dimension per today's standards, the proposal does meet the intent of the Zoning Code of providing accessible, enclosed parking.

**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 a 1'-6" reduction, or 9.25 percent deviation, from the required minimum interior garage depth of 20'-0" 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. As discussed above, the Code allows for a reduced 18'-0" interior depth on lots with 50 feet or less in width, and the project site has a lot width that ranges from 50.19 to 51 feet. Although the proposed interior garage depth does not meet the minimum required dimension in accordance with current regulations, the applicant's proposal does meet the intent of the Zoning Code, as an adequate number of parking spaces is being provided for, and the 1'-6" reduction in the depth will not result in non-functional parking spaces. As such, the granting of the applicant's request for an Administrative Exception to allow a reduced minimum interior garage depth of 18'-6' in conjunction with the development of two multi-family dwelling units on the property 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. 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. Therefore, granting the Administrative Exception to allow a 1'-6" reduction, or 9.25 percent deviation, from the required minimum interior garage depth of 20'-0", as required by GMC 30.32.090, in conjunction with the development of two new multi-family dwelling units on the property 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 approval shall be obtained prior to issuance of a building permit.

## 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 **SEPTEMBER 19, 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**

## 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.

## 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
Planning Hearing Officer

KA:VE:sm

cc: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden/ Y. Neukian); 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 (B. Alshanti/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Sardarian/J. Jouharian); Integrated Waste Management Admin. (M. Wiederkehr); Maintenance Services Section Admin. (D. Hardgrove/J. Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Vista Ezzati.