glendale california

City of Glendale
Community Development Department
Planning Division

633 E. Broadway, Room 103
Glendale, CA 91206-4386
Tel (818) 548-2140 or (818) 548-2115
Fax (818) 240-0392 glendaleca.gov

October 19, 2016

Ms. Georgie Kajer
Kajer Architects
1730 Bonita Vista Drive
La Canada, CA 91011

RE: 2951 SAINT GREGORY ROAD
ADMINISTRATIVE EXCEPTION NO. PAE 1623809 - REVISED

Dear Ms. Kajer:

Pursuant to the provisions of the Glendale Municipal Code. Title 30, Chapter 30.44, an Administrative Exception has been processed to allow for less than a 20% deviation from Code for a reduced garage width of 19-foot (instead of not less than 20 feet) and a two-foot encroachment into the minimum 10-foot interior setback by a cantilevered walkway for a length of 15 feet, in conjunction with the development of a new single family dwelling on a 8,713 SF hillside lot, located at **2951 Saint Gregory Road**, in the "R1R" (FAR District II) Restricted Residential Single Family Zone, described as Portions of Lots 4 and 5 of Tract No. 9700, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION
Exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" 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 Department has **GRANTED WITH CONDITIONS** your application based on the following:

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.

There are space restrictions on the hillside site, such as the lot configuration and lot width, that hinder full compliance with the required 20-foot interior garage width and the minimum 10-foot interior setbacks for development of the new single-family residence.

The subject site is an 8,713 square-foot hillside lot located in the Chevy Chase Canyon neighborhood. A certificate of compliance was recorded on August 3, 1990, amending the southerly lot line for the subject property (which was identified as 3001 St. Gregory Road in the said document). Prior to the recorded certificate of compliance, Lot 4 and Lot 5 were separate parcels; a 1,708 square-foot single family residence (2943 Saint Gregory Road) had been constructed in 1948 over the common lot line, essentially tying the two lots together. The property owner had the lot line redrawn in 1990, thus pivoting the boundary line clockwise in order to have the residence and attached garage on the

new 9,230 square-foot southerly parcel, and to create a separate, undeveloped 8,713 square-foot parcel to the north. Recordation of the certificate of compliance resulted in the northerly parcel (subject lot) having only 41 feet of frontage along Saint Gregory Road, while the southerly parcel (2943 Saint Gregory Road) features 101.93 feet of frontage. The same property owner retains ownership of both lots and is the developer of the subject project.

The applicant/architect is proposing a new single family residence on the lot and is requesting an Administrative Exception to allow for a 19-foot garage width (instead of not less than 20 feet wide), and to allow for a two-foot projection into the 10-foot interior setback by a cantilevered walkway for a length of 15 feet (instead of the required 10-foot minimum interior setback, and the two-foot project is at one point only). As noted above, the subject site is only 41 feet wide along Saint Gregory Road and flares out wider towards the rear property line (70 linear feet). The vacant, hillside lot has an average current slope of 56.7% and slopes downward across the lot from Saint Gregory Road (from the south-east to the north-west corners). The narrowness of the existing lot width along Saint Gregory Road prohibits any development in compliance with the minimum 10-foot interior setbacks on both sides and minimum 20-foot interior garage width, unless entrance to the house for the residents and visitors is through the garage door. Such a configuration is not desirable or practical. The proposed house design features a front facing two-car garage with a code-compliant 16-foot wide garage door and an 18-foot driveway, and a cantilevered walkway that leads around the garage to the front door at the side of the house. Therefore, approval of the reduced interior garage width and the projection of the cantilevered walkway around the garage results in design improvements for the proposed residence, given that space restrictions on the tapered site preclude full compliance with the Code requirements without significant hardship.

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 exceptions will not be materially detrimental to the public welfare or injurious to the property or improvements in the R1R-zoned neighborhood in which the property is located. The proposed one-foot or 10% reduction in the required interior garage width will still allow for the enclosed parking of two vehicles, as required by Code. The garage will have the required 16-foot garage door and 18-foot driveway length, thus ensuring accessibility to the garage and providing space for temporary parking off the street and on the lot in front of the garage. No negative parking impacts to the surrounding properties and neighborhood are anticipated with approval of this exception. The 20% encroachment into the required 10-foot interior setback for a cantilevered walkway will also not be materially detrimental to the public or neighborhood. The proposed walkway, leading to the front door around the side of the garage, is cantilevered from the house without structural support within the required 10-foot, sloped setback area. This cantilevered walkway projects a total of 15 square feet and ranges from zero (0) to 2 feet in depth. Such a minor encroachment provides necessary access to the house from the street and would not be considered detrimental to the surrounding residences.

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

The granting of the exceptions will not be contrary to the objectives of the applicable regulations. The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from the code standards. The proposed 19-foot wide garage would provide for adequate clearance for two enclosed parking spaces, as intended by Code. The requested 10% deviation from the garage width minimum is still greater than the minimum dimensions allowed by Code for a legal nonconforming two-car garage (16 feet wide by 18 feet deep with a minimum 16-foot wide garage door opening, as per GMC 30.60.040.G). The requested 20% reduction in the minimum interior setback is also not contrary to its requirement's purpose. The two-foot projection of the cantilevered walkway (for the length of 15 feet) into the 10-foot required interior setback would not added to the massing of the residence and would still provide for relief, light and ventilation between the house and the neighboring property, as intended by the setback regulations. Therefore, the objectives of the garage width and interior setbacks are generally met even with approval of the AE requests, whereas the rest of the project is in compliance with the remaining R1 Zoning Code standards.

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 for a reduced garage width and an encroachment into the minimum 10-foot interior setback, in conjunction with the development of a new single family dwelling, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.

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 building, which is different than what is represented as part of this Administrative Exception application, shall require a new application, as determined by the Director of Community Development.

4. That the project shall obtain Design Review Board approval.

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

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 Building and Safety Section upon request and must be filed with the prescribed fee **prior to expiration of the 15-day period, on or before November2, 2016,** in the Permit Services Center, 633 E. Broadway, Room 101.

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

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, Vilia Zemaitaitis, during normal business hours at (818) 937-8154 or via e-mail at Vzemaitaitis@glendaleca.gov.

Sincerely,

Laura Stotler
Planning Hearing Officer

LS: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.