



August 6, 2014

Haik Patian
801 South Main Street, Unit No. 201-2
Burbank, CA 91506

**RE: 904 EAST MAPLE STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1413452**

Dear Mr. Patian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (D), the Community Development Department has processed your application for an Administrative Exception to allow a 99 square-foot addition to an existing 1,098 square-foot single-family house located on a 5,020 square-foot lot without providing two covered and enclosed parking spaces, as required by Chapter 30.32.050 of the Glendale Municipal Code. The subject property is located at **904 East Maple Street**, in the "R-2250" - (Medium Density Residential) Zone, and described as Lot 2, Tract No. 4337, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) 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 project is a 99 square-foot bedroom addition proposed at the rear of an existing

1,098 square-foot single-family house that is located on the rear half of the 5,020 square-foot lot. The house would become 1,197 square feet after the completion of the project. A building permit shows that the house and a detached single-car garage were constructed in 1922. An addition to the detached garage was constructed in 1930 with a permit and is identified as a storage room on a building permit to remodel the garage issued in June 2013. In 1922 the City did not require parking spaces for a single-family house or parking spaces dimensions for a garage parking space and back-up area. The existing single-car garage does not meet the current conforming or non-conforming depth or width requirements; however, it is consistent with the back-up area and driveway width as it is directly accessible from Maple Street by way of an 83-foot long driveway that is nine-foot, six-inches wide.

The location of the house on the rear half of the property would restrict the location of a new two-car garage whether it is attached or detached. Significant alterations to the existing house floor plan or removal of floor area from the house would be required to construct a new two-car garage. This requirement would be a hardship for the property owner considering the small addition is a reasonable improvement to the property.

The proposed addition will be constructed in a design that is compatible with the existing architecture and will maintain the integrity of the residence. It will replace an illegal 163 square-foot addition constructed by a previous property owner. The proposed addition's small-scale character and increased setback from the east property line will improve the overall design of the house.

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 property is zoned for multi-family use and would allow two dwelling units to be constructed with a minimum of four parking spaces. A 99 square-foot bedroom addition to the rear of a 1,098 square-foot single-family house would not be materially detrimental or injurious to neighboring properties within this zone because a single-family house is a less intense use than a multi-family building. A single-family house of this size requires two fully-enclosed parking spaces. The existing single-car garage was constructed at a time when there was no requirement for garages, number of or dimensions for parking spaces. There is an 83-foot long driveway that is nine-foot, six-inches wide. Sixty-three feet of the driveway would be available for temporary parking beyond the 20-foot street-front setback line and the 16 foot deep

single-car garage could be used for permanent parking. While the residence will become larger by 99 square feet, the addition will maintain adequate landscaping, light and ventilation for the subject residence as well as adjacent residences.

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

The proposed addition to an existing single-family house complies with the intent of the Land Use Element for this area which is designated for residential developments. The proposal will comply with the remainder of the "R-2250" Zoning Code standards, such as lot coverage, floor area ratio, height, landscaping and setbacks. The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards to allow a reasonable use of the property while maintaining and promoting the public health, safety and general welfare. The proposed 99 square-foot addition, while not providing two covered and enclosed parking spaces, is a reasonable development. The proposal includes a driveway and a single-car garage for temporary and permanent off-street parking that would be consistent with the intent and objectives of the ordinance and 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 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 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 DRB approval/exemption shall be obtained prior to issuance of a building permit.

- 5) That the existing detached one-car garage shall be maintained and continue to serve the single-family dwelling.
- 6) That the driveway shall be repaired from the street property line to the single-car garage.
- 7) That a landscape plan shall be submitted showing the planting areas and hardscape areas including the backyard area. The plant materials shall be drought-tolerant and selected from the bewaterwise.com webpage.

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 **AUGUST 21, 2014** 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.

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/appeal>

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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Chris Baxter during normal business hours at (818) 937-8162, between 7:30 a.m. to 5:30 p.m.

Sincerely,



Erik Krause
Principal Planner

CEB:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (R.Golianian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Christopher E. Baxter.