

February 13, 2014

Mshag Dermugerdichian  
2630 Hermosa Ave  
Glendale, CA 91020

**RE: 2630 HERMOSA AVENUE  
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1329358**

Dear Mr. Dermugerdichian:

Pursuant to the provisions of the Glendale Municipal Code, 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 single-family residence without providing an additional required covered and enclosed parking space, as required by Chapter 30.32.050 of the Glendale Municipal Code and to continue the existing interior setback of three feet for a minor addition per Chapter 30.44.020 (B). The subject property is located at **2630 Hermosa Avenue**, in the "R-3050"-Moderate Density Residential Zone and described as Tract No. 2535 NW 36.25 feet of Lot 218, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

#### **REQUIRED/MANDATED FINDINGS**

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer 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 5,437 square-foot lot developed with three detached buildings: a 660 square-foot, one-story single-family residence constructed in 1926, detached 304 square-foot one-car garage, and a 536 square-foot storage building. The lot is unusually narrow at 36'-3" by 150 feet deep. The house is located towards the front of the lot while the storage building and garage are located at the rear of the lot, situated side-by-side and separated by five feet from one another. The proposed project will result in approximately 99 square feet of additional floor area to the existing single-family residence. The minor

addition will not increase the number of bedrooms and will only result in a minimal expansion of the existing bedroom and kitchen at the rear of the building. The proposed addition will also allow for the creation of a new second bathroom in conjunction with an interior remodel of the living space.

The Zoning Code requires that a one-car garage be expanded upon any addition to the existing residence. Limited by the narrowness of the lot and location of the existing buildings, the site will not be able to accommodate the required two-car garage without substantially changing the existing site conditions. Specifically, expanding the existing one-car garage into a required two-car garage would require the demolition of the legally permitted storage building or result in substantial modification of this building to meet the size and turning radius of an expanded garage. Both scenarios would be unreasonable given the small addition and minor interior remodel of the existing residence.

The existing residence is a small 660 square-foot Craftsman building that is rectangular in shape. The house has a front and rear-facing gable roof design. The proposed addition is 4'-6" by 22'-1" to the rear of the existing house. The existing interior setback is three feet. If the proposed addition is to meet the required six-foot interior setback, it would negatively impact the simple floor plan of the house and would not result in a design improvement. In most cases, an exterior wall that is modulated would help resolve massing issues and contribute to an improved design. In this case, a six-foot setback compromises the small addition and simple house design, as well as disrupts the roofline and elevations.

The proposed project is a modest improvement of the property and the existing location of other legally-permitted buildings on the lot in addition to the narrow lot width of the subject site create additional constraints that are atypical when compared to other properties in the neighborhood. To provide the required two-car garage and to meet the code-compliant six-foot interior setback would unduly restrict the flexibility for reasonable use of the property.

**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.**

This proposed expansion will result in a small increase of floor area located at the rear of the residence. The purpose of the addition is to make the house more functional by adding an additional bathroom, and expanding the existing bedroom and kitchen. The increased floor area would not result in additional bedrooms. Therefore, additional parking demand is not expected, and as such will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. The addition will not be visible from the street and will still allow for adequate open space, 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 meets all other requirements of the R-3050 Zoning Code standards, such as lot coverage, floor area ratio, landscaping, and separation between buildings. The use of the property and associated buildings on site will not change and will remain as a residential use, which is a permitted land use within the R-3050 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. The existing garage will continue to provide an enclosed parking space for the sole purpose of parking vehicles. Additionally, the 100-foot long driveway also provides temporary parking. Therefore, granting exceptions for 99 square-foot addition in line with the existing three-foot setback 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 submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the 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 a building permit shall be obtained for the unpermitted window replacement throughout the house.
4. That design review approval or exemption shall be obtained prior to the issuance of a building permit for the proposed addition and window replacement.
5. 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 Hearing Officer.

## **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 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 **FEBRUARY 28, 2014** 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 (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.ci.glendale.ca.us/planning/SubmittingAProject.asp>

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.

## **REVOCACTION**

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, Rathar Duong during normal business hours at (818) 937-8185, between 7:30 a.m. to 3:30 p.m.

Sincerely,



Kristen Asp  
Senior Planner

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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.Golanian/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-Rathar Duong.