CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
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glendaleca.gov

September 10, 2019

Ben Rogowski
970 Coronado Drive
Glendale, CA 91206

RE: 970 CORONADO DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE1915480

Dear Mr. Rogowski,

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (D) for a maximum twenty (20) percent deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow a 90 square-foot addition to an existing single family residence without providing the required number of parking spaces, as required by Chapter 30.32.050 of the Glendale Municipal Code. The subject property is located at **970 Coronado Drive,** in the "R1-I" (Low Density Residential - Floor Area Ratio District I) Zone, and described as Lot 18, Block 5, Rossmoyne Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION
This project is exempt from environmental review as a Class 1 "Existing Facility" exemption, pursuant to Section 15301(e)(1) of the State CEQA Guidelines because is it a minor alteration of an single-family residence involving negligible expansion.

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 an approximately 5,826 square-foot lot developed in 1930, with a 1,215 square-foot, one-story single family residence and attached 329 square-foot garage. The house consists of three bedrooms, one bathroom, living room, dining room and kitchen. The applicant is proposing to enclose the existing

breezeway (located between the house and garage) to enlarge one of the bedrooms and add a bathroom for a total of 90 square-feet. The breezeway roof will be removed and replaced with a new roof to match the roof elevation of the existing house. The existing kitchen will be reduced to make space for a new bathroom and laundry room, and will be opened up by partially removing a non-bearing wall between the kitchen and dining room. The proposed addition will functionally enhance the interior living space and provide an open floor plan. Granting the administrative exception to maintain the existing garage will result in design improvements in that the new addition will provide additional articulation by the garage on the north and east elevations.

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 purpose of the addition is to make the house more functional by enlarging a bedroom and adding a bathroom. It is not anticipated to increase parking demand. The garage is 17-feet, 3-inches wide and 17-feet, 2-inches deep. A garage 16 feet wide and 18 feet deep is required to meet code for the proposed expansion. The garage was built with a permit at the same time as the house. No covered or enclosed parking was required in 1930 for a residential development, so the garage is legal but non-conforming. The existing garage will continue to provide two enclosed parking spaces for the purpose of parking vehicles, which has provided adequate parking since the house was constructed. As such, the project will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. The addition will maintain the existing architectural style of the house, and provide 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 Zoning Code requirements of the R1-I Zone, such as lot coverage, floor area ratio, and landscaping. 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 garage will continue to provide enclosed parking for vehicles. Granting an administrative exception for a 90 square-foot bedroom and bathroom addition will allow reasonable development of the site that meets all other zoning regulations and is not anticipated to increase the parking demand. Therefore, maintaining the existing garage while allowing the 90 square-foot addition to the house 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. Plans shall be printed and/or drawn at the correct scale for plan check.

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 and constitute adding of additional floor area or physical change as determined by the Hearing Officer.

4. That the project shall obtain a Design Review Board exemption, Administrative Design Review or Design Review Board approval.

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 25, 2019** 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.

APPEAL FORMS are available on-line at: http://www.glendaleca.gov/appeal

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.

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.

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 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, Kathy Duarte during normal business hours at her direct line (818) 937-8163 or office line (818) 548-2115 or kduarte@glendaleca.gov.

Sincerely,

Roger Kiesel
Planning Hearing Officer

RK:KWD:sm

CC: City Clerk (K.Cruz); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section (J. Halpert); Director of Public Works (R. Golanian); 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); Engineering and Environmental Management (C. Chew/R. Villaluna); and case planner, Kathy Duarte.