CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

October 16, 2019

Michael Karayan
3436 North Verdugo Road, Suite 200
Glendale, CA 91208

RE: 1910 EL ARBOLITA DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1918315

Dear Mr. Karayan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E), the Community Development Department has processed your application for an Administrative Exception to allow a 12.5 percent deviation from Code for an existing attached, two-car garage to be maintained with a garage door width of 13'-11", where 16'-0" minimum is required by Code, in conjunction with a 377 square-foot addition to the existing 2,028 square-foot, one-story house on a 12,225 square-foot lot, located at **1910 El Arbolita Drive**, in the "R1R" Zone, Floor Area Ratio District II, as described as Portion of Lot 2 and all of Lot 3, Block 61 of the Sparr Heights Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES
(1) Minimum 16-foot garage door width for a two-car garage (G.M.C. 30.32.180).

APPLICANT'S PROPOSAL
(1) To maintain the existing 13'-11" garage door width for an existing two-car garage.

ENVIRONMENTAL DETERMINATION
The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines, because the project is discretionary permit to maintain an existing garage door width in conjunction with a minor addition to an existing building.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED 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.

There are space restrictions on the subject property that preclude full compliance with the garage standards, and granting approval of the Administration Exception to allow the maintenance of the garage with a reduced garage door width in conjunction with an addition to a single family residence will result in design improvements for the house.

The subject property is a 12,225 square-foot lot developed in 1936 with a 2,028 square-foot, one-story single family residence and an attached 323 square-foot garage. The house was built on a corner lot with the attached garage 27'-1" from the front property line facing Menlo Drive. The 377 square-foot addition to the rear of the residence will provide an additional bedroom, bathroom and closet, and will match the exterior architectural style and materials, maintaining the integrity of the residence. No changes are proposed to the garage and the corresponding street elevation. As such, design improvements would occur because the character of the residence will be maintained, while at the same time providing a reasonable use of the property.

Per GMC 30.32.030.B.3, an addition of floor area to any dwelling unit may be permitted only when the number of off-street parking spaces provided is equal to or greater than the number that would be currently required for the entire building if it were newly constructed, unless an administrative exception is obtained in accordance with Chapter 30.44. Current Code requires that new garages have minimum interior garage dimensions of 20'-0" by 20'-0" with a minimum 16'-0" garage door width (GMC Section 30.32.090.B and Chart I). Per Section 30.60.040.G, a parking space that is non-conforming in terms of size may continue to be recognized as a parking space, provided that the smallest two-car garage must have minimum interior dimensions of 16 feet wide by 18 feet deep with a minimum 16-foot wide garage door opening. The existing garage is 16'-1" wide and ranges from 19'-1" to 21'-5" deep (wall to be demolished inside garage), with an existing garage door width of 13'-11". Therefore, the minimum interior clear dimensions for an existing, legal nonconforming garage are met, but the existing garage door opening is not wide enough for the garage to be recognized as a two-car garage. The applicant is requesting approval of an administrative exception to allow a 12.5% deviation from a numeric code standard (garage door width), to maintain the 13'-11" foot wide garage door instead of providing the minimum 16 foot width.

Requiring the expansion of the garage door would be structurally difficult given the current, legal interior width of the garage, not to mention the garage door height currently varies along the sloping garage floor, expansion of the actual garage width would trigger additional issues. Widening the garage to the south would necessitate removing the existing laundry room and covered porch, and reconfiguring the south fence wall and entry to the residence from Menlo Drive. Widening the garage to the

north would require removing an existing mature tree adjacent to the north wall. Thus, the Zoning Code requirement to expand the existing substandard garage will have significant negative impacts on the property and granting approval of the Administrative Exception to allow the existing garage to remain (as is) appears justifiable. Therefore, requiring the expansion of the garage and garage door for this minimal deviation unduly restricts the flexibility for reasonable use and improvement of the property for a reasonable addition.

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.

Granting the exception of a reduced garage door width in conjunction with an addition to the existing house will not be detrimental to the surrounding neighborhood. The two-car garage was constructed at the same time as the residence in 1936, and has utilized as such for over 80 years with no negative impacts to the public welfare or other properties in the neighborhood. The requirement to provide the 16-foot garage door is triggered by the proposed addition of a new bedroom with a bathroom and closet. This proposed expansion will be located at the rear of the residence, while maintaining a large front setback area. The existing garage will continue to provide two enclosed parking spaces, and based on photographs submitted by the applicant, two compact cars can fit side-by-side within the garage door frame, hence providing enough clearance into the garage. As such, the project will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. Meanwhile, the addition will maintain the existing architectural style of the house, 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 purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards. These standards were developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The proposed 377 square-foot addition will allow reasonable development of the site and will maintain the existing two-car garage that will continue to serve the single family residence. The proposed addition meets all other Zoning Code requirements of the R1R Zone, such as lot coverage, floor area ratio, landscaping, and setbacks. The existing garage still provides enclosed, on-site parking for two cars, although with less clearance and space than required for new garages. As noted in Finding B above, the existing garage door width appears to provide enough clearance and access into the two-car garage. Therefore, granting the minor exception for the garage door width 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 Planning Hearing Officer.

2) That separate permits are required for all work in the public right-of-way. The application shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

3) 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.

4) That design review approval or exemption shall be obtained prior to the issuance of a building permit.

5) That the existing interior, diagonal wall in the garage be removed to provide additional clearance, and that any additional 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 Planning Hearing Officer.

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 **OCTOBER 31, 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 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.

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.

You may contact the case planner, Danny Manasserian, during normal business hours at (818) 937-8159 or via e-mail at dmanasserian@glendaleca.gov.

Sincerely,

Vilia Zemaitaitis

Vilia Zemaitaitis, AICP
Planning Hearing Officer

VZ:DM:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G.Van Muyden/Y.Neukian); Dir. Of Public Works (Y.Emrani/E.Hitti)Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G.Tom/S.Boghosian/F.Garcia; R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (A.Isayan); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services Section Admin. (R.Torres/K.Williams); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R.Villaluna); and case planner – Danny Manasserian.