



May 25, 2017

Chi S. Lam
6980 Aragon Circle, Suite 1
Buena Park, CA 90620

**RE: 1308 EAST BROADWAY
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1707052**

Dear Mr. Lam:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E), for a maximum 20% deviation from one or more numeric standards in Title 30, the Community Development Department has processed your application for an Administrative Exception to allow a 1'-9" reduction, or 19.5% deviation, from the required minimum driveway width of 9'-0", as required by Chapter 30.32.090 of the Glendale Municipal Code, in conjunction with the development of a new single-family dwelling unit on the site. The subject property is located at **1308 East Broadway**, in the "R-2250" - Medium Density Residential Zone, and described as portions of Lot 12, Watson and Nelson's Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" per Section 15303 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 subject property is a 5,150 square-foot lot that was originally developed in 1947 with a 1,858 square-foot, one-story duplex with an attached two-car garage. The applicant is proposing to demolish the existing duplex and attached garage and build a new two-story, 2,455 square-foot single-family residence with a detached two-car garage. The applicant is requesting a 19.5% deviation from the minimum driveway width of 9'-0", as required by Chapter 30.32.130 of the Glendale Municipal Code for new development. There are space restrictions on the site that preclude full compliance with the Code requirements. The current lot width is 50'-0", and as a new single-family dwelling in a multi-family zone, the project will have to comply with the required minimum and average setbacks for the development. The project site will feature a 7'-3" wide driveway accessed from Broadway, which will lead to the proposed detached two-car garage at the rear of the property, accessed via a 90 degree turn.

The Zoning Code requires a minimum driveway width of 9'-0" on the project site for new single-family residential development. There is an existing shared driveway easement for the project site and the neighbor to the east at 1312 East Broadway that the property owner is required to maintain for the new development. The new driveway will be in the same location as the current one, and will be 7'-3" wide, a 1'-9" reduction from the minimum requirement. With the existing shared driveway easement for the subject property and the adjacent easterly neighbor, the total driveway width will be approximately 11'-11". The combined width will allow for the safe ingress and egress of vehicles for each property and access to the respective perpendicular two-car garages located at the rear of each lot. The reduced driveway width for the project will also help improve the design by minimizing the hardscape as seen from the street. As such, while the proposed driveway width, on the subject property only, does not meet the minimum required dimension of 9'-0" per today's standards, because of the existing access easement on the adjoining property, the proposal meets the intent of the Zoning Code for providing sufficient access to required parking.

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 approval of the Administrative Exception will not be detrimental or injurious to the surrounding properties because adequate access to required parking will be provided based on the existing shared driveway easement with the adjacent neighbor. With the easement, there will be a total driveway width of 11'-11". This will allow for the safe ingress and egress of vehicles for each property. As such, the granting of the Administrative Exception to allow a 1'-9" reduction, or 19.5% deviation, from the required minimum driveway width of 9'-0" in conjunction with the development of a single-family dwelling will not be materially detrimental to the public welfare or injurious to the property or improvements in the R-2250 zoned neighborhood in which the property is located.

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

Approval of the 1'-9" reduction in the required driveway width will not be contrary to the objectives of the parking standards. The objective of the minimum driveway width is to provide sufficient space to access required garage parking. The reduced driveway width and the existing easement will provide an 11'-11" wide driveway that will provide adequate access to required parking for the project site. 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. Therefore, granting the Administrative Exception to allow a 1'-9" reduction, or a 19.5% deviation, from the required minimum driveway width of 9'-0", as required by GMC 30.32.090, in conjunction with the development of a new single-family dwelling unit on the property, will not be contrary to the objectives of the applicable regulations. In addition, the granting of the exception will allow reasonable development of the subject property in accordance with the General Plan Land Use Element designation, Medium Density, and the R-2250 zoning designation. The proposed development meets all other Zoning Code requirements for the R-2250 zone, such as lot coverage, floor area ratio, landscaping, setbacks, and parking for the new construction on the property.

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 unit 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 Design Review approval shall be obtained prior to issuance of a building permit.
- 5) That the existing easement agreement for driveway purposes, which was executed and recorded among affected property owners, shall be maintained and shall remain in effect for as long as this use is existing on this site.

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 **June 9, 2017** 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/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.

REVOCAION

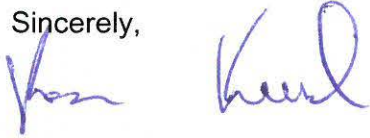
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same 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, Vista Ezzati, during normal business hours at (818) 937-8180 or via e-mail at vezzati@glendaleca.gov.

Sincerely,



Roger Kiesel
Planning Hearing Officer

RK:VE: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-(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 (B. Alshanti/B. Ortiz); Parks, Recreation and Community Services Dept. (A. Isayan); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services/ Street & Field/ Urban Forester. (D. Hardgrove/J. Cawn); Engineering & Environmental Management (C.Chew/R. Villaluna); and case planner (Vista Ezzati).