



February 5, 2018

Ivan Chui
Calcivic Engineering, Inc.
2160 Parnell
Altadena, CA 91001

**RE: ADMINISTRATIVE EXCEPTION CASE NO. PAE 1726145
1717 North Verdugo Road**

Dear Mr. Chui:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow the reduction of carport opening widths to eight-feet, where minimum carport openings at eight-feet, eight inches is required (ten percent deviation), to accommodate soft story retrofit upgrades throughout an existing 126 unit multi-family residential condominium complex, as required by Chapter 30.32.180, Chart I, of the Glendale Municipal Code. The subject property is located at **1717 North Verdugo Road**, in the "R-2250" (Medium Density Residential), and described as Lot 1, Tract No. 37964, 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) because the soft story retrofit upgrades consists of the maintenance of existing multi-family residential dwellings.

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 site is an approximately 127,631 square-foot corner lot located at the northwest corner of North Verdugo Road and Kirkby Road. The subject 126-unit, multi-family residential condominium complex was constructed in 1965 with 286 carport stalls that are

tucked under the second level of majority of the dwellings units. The carport openings throughout the condominium complex lack a uniformed width, which the existing carport openings vary in widths ranging from seven-foot, seven-inches to twelve-feet, three-inches. The applicant would like to construct ten-inch wide seismic retrofit steel columns throughout the complex and at the front of various carport openings to reinforce the buildings at locations that are susceptible to earthquake damage. Because the ten-inch wide seismic retrofit steel columns are wider than the existing carport support columns, the openings widths for 119 carport stalls will be reduced, as a result. To mitigate the impacts of narrower carport stall widths caused by the proposed soft story retrofit, the applicant is further proposing to restripe and reconfigure affected carport stalls to maximize the stall widths. The narrowest proposed carport width opening will be eight feet for six of the 119 affected carport stalls. The remaining 113 affected carport stalls will have carport widths greater than eight-feet and less than the minimum carport opening width, at eight-feet, eight-inches. The remaining non-affected carports by this project will remain unchanged and keep its current carport stall dimensions. (See attached chart and proposed modifications to the existing parking plan.)

There are space restrictions on the lot that hinder compliance with the Code requirements without hardship. The subject condominium complex was constructed in 1965 with its current site planning configurations (building footprints, driveway aisle widths, carport opening widths, carport back-up dimensions, etc.). If the 119 affected carports were to be widened to satisfy the minimum eight-foot, eight-inch opening, the ground level of the affected buildings within the condominium complex will have to expand towards interior, street side and street front property lines causing compliance issues with other sections of the code such as, minimum setback requirements, parking back-up dimensions or reduction of carport stalls to accommodate wider carport openings. Thus, the Zoning Code requirement for carport openings to be a minimum of eight-feet, eight inches, will impose significant hardship.

Therefore, granting approval of the Administrative Exception to allow the reduction of carport opening widths at eight feet is justifiable to accommodate the soft story retrofit upgrade to an existing 126-unit multi-family residential condominium complex.

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 with reduced carport openings to accommodate soft story retrofit upgrades throughout an existing 126 unit multi-family residential condominium complex will not be detrimental to the surrounding neighborhood. The purpose of the soft story retrofit is to reinforce the openings at the ground floor for buildings to withstand the lateral forces generated by earthquakes. While the structural columns will reduce the openings for 119 carport spaces, the applicant proposes to reconfigure and restripe the affected carports to maximize the stall widths and allow for vehicles to continue to be parked at these affected areas. As a result, the proposed minor structural enhancement will not be detrimental to the property or the surrounding neighborhood. The property will remain as a multi-family residential condominium complex maintaining the intended medium density residential land use of the R2250 zone.

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 soft story retrofit upgrades throughout the existing 126 unit multi-family residential condominium complex will address structural deficiencies to improve performance of these buildings during an event of an earthquake. The affected carports will still provide parking for the residents, albeit with a narrower carport opening. Therefore, granting the minor exception 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 as modified and attached to this approval in conjunction with the application for the Administrative Exception. Any modifications as may be required to meet specific Code standards or other conditions shall be 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 or parking 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 the premises be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
- 5) That DRB approval/exemption shall be obtained prior to issuance of a building permit.
- 6) That prior submittal of plan check, the applicant shall provide a revised parking plan to reflect the new stall widths and each stall numbered to match the Administrative Exception (see attached).

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 effected 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 20, 2018** at the Permit Services Center (PSC), 633 East Broadway, Room 119, Monday thru Friday from 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 5:00 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>

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.

You may contact the case planner, Dennis Joe, during normal business hours at (1198) 937-11957 or via e-mail at djoe@glendaleca.gov.

Sincerely,



Laura Stotler
Principal Planner

Attachment A: Parking stall chart and modified parking plans, showing a minimum parking space width of eight-feet for six parking stalls.

ADMINISTRATIVE EXCEPTION CASE NO. PAE 1726145
1717 North Verdugo Road

| Sheets (# of affected car ports) | | | | | | | |
|-------------------------------------|----|----|----|----|-----|-----|--------|
| Car Port Widths | A3 | A4 | A6 | A9 | A14 | A15 | Totals |
| 8'-0" | 0 | 0 | 2 | 2 | 0 | 2 | 6 |
| Between 8' -0" and 8'-8" | 13 | 16 | 29 | 19 | 16 | 20 | 113 |