



February 7, 2018

Sevan Barseghian
600 W. Broadway - Suite 350
Glendale, CA 91204

RE: **1129 NORTH ISABEL STREET
ADMINISTRATIVE EXCEPTION CASE NO. 1724715**

Dear Mr. Barseghian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020(E), which provides for a maximum 20% deviation from one or more numeric standards in such Title, the Community Development Department has processed your application for an Administrative Exception to allow a reconfigured garage to have an 18-foot eight-inch depth and 16-foot width which results in a 6.7% and 20% deviation, respectively, from the minimum required 20-foot garage width and depth per Section 30.32.090(B) of the Glendale Municipal Code, and to allow a 15-foot wide garage door which is a 6.3% deviation from the minimum required 16-foot width per Section 30.32.180 of the Glendale Municipal Code, in conjunction with the construction of a 378 square-foot addition to an existing single-family dwelling on the site. The subject property is located at **1129 North Isabel Street**, in the "R1-II" - Residential Zone, Floor Area Ratio District II, described as Lot 303 Bellehurst Park Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Structure," per Section 15301(e) of the State CEQA Guidelines because the project involves modification to an existing attached garage and an addition to an existing single-family residence.

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.**

There are space restrictions on the subject site that preclude full compliance with the garage depth, width and door-width standards without hardship. The subject site is a 6,750 square-foot lot with an existing 1,452 square-foot, one-story, two-bedroom single-family residence with an existing attached one-car garage. The garage is located at the south-east corner of the building and measures 18 feet and eight inches deep, 13 feet and 10 inches wide, and

contains a garage door that is 12 feet wide. The applicant is proposing to add 378 square feet to the rear (north-west corner) of the existing house in conjunction with an interior remodel in order to improve the functionality of the living space. In order to add onto the house, Code requires a two-car garage measuring 20 feet by 20 feet with a 16-foot wide garage door. Because the existing garage is at a legal non-conforming interior setback of three feet on the south façade, the garage width cannot be extended in that direction; therefore, the garage width will be extended into the existing floor area of the living room a distance of two feet and two inches, resulting in a new total garage width of sixteen feet. In the same way the existing twelve-foot garage door will be extended by three feet resulting in a total garage door width of fifteen feet. To extend further into the living room in order to fully achieve the Code-required width dimensions would compromise the functional integrity of the living room by making it too narrow. The existing garage depth dimension will be maintained at 18 feet eight inches because extending it outward from the exterior wall would result in significant architectural and/or structural changes to the corner of the building and roof, and extending it in toward the living space would further compromise the functionality of the interior living areas.

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 of the exception will not be detrimental to the surrounding neighborhood. The applicant is proposing to add 378 square feet of floor area at the rear of the existing house in conjunction with an interior remodel in order to improve functionality of existing floor area. This proposed addition requires parking to be brought up to Code, which requires a two-car garage measuring 20 feet wide by 20 feet deep with a 16-foot wide garage door. While the existing garage will be expanded from a one-car garage measuring eighteen feet and eight inches deep and thirteen feet and ten inches wide with a twelve-foot wide garage door, to a two-car garage measuring eighteen feet and eight inches deep by sixteen feet wide with a fifteen-foot wide garage door, it will not comply with the Code-required garage dimensions. The applicant, however, has demonstrated that two standard-sized cars can simultaneously drive into and park within the proposed two-car garage. Because the proposed garage can accommodate two cars, it is not anticipated to result in an off-street parking impact to the neighborhood. Further, the garage is being expanded into existing living area and is not significantly impacting the architectural design of the building; in fact, the roof design will be improved by the modifications to the garage. For these reasons, the granting of the exception will not result in detrimental or injurious impacts to the property or improvements in the subject property's zone or neighborhood.

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

Approval of the Administrative Exception to allow minor deviations from the minimum Code-required dimensions for a two-car garage will not be contrary to the objectives of the parking standards regarding parking space dimensions (GMC 30.32.090(B)). The objective of the standards is to ensure sufficient space is provided in order to accommodate the required number of parking spaces and cars that will occupy those spaces. The applicant has shown that the proposed garage dimensions will adequately accommodate two standard-sized cars and thus sufficiently provide the required two parking spaces.

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 request of an Administrative Exception to allow minor deviations in the required garage dimensions (6.7% for the garage depth, 20% for the garage width, and 6.3% for the garage door width) 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, Single Family Residential, and the R1 zoning designation. The proposed development meets all other Zoning Code requirements for the R1 (FAR District II) zone, such as lot coverage, floor area ratio, landscaping, and setbacks.

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

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 **February 22, 2018** 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.

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.

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, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at cp ruett@glendaleca.gov.

Sincerely,



Brad Collin
Planning Hearing Officer

BC:CP:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); 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/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner (Cassandra Pruett).