



September 27, 2018

Hilda Gharibian
1240 E. Broadway
Glendale, CA 91205

**RE: 1240 EAST BROADWAY
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1806276**

Dear Ms. Gharibian:

The Community Development Department has processed your application for an Administrative Exception pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020(B) and (E), to allow extension into a setback area to permit continuation of an existing building line for a minor (115 square-foot) addition, and to allow a maximum 20 percent deviation from the code-required garage door width. The addition is to an existing single-family house with a detached two-car garage located at **1240 East Broadway**, in the "R-2250 Medium Density Residential Zone," described as a Portion of Lot 9, Watson and Nelsons Tract, in the City of Glendale, County of Los Angeles. The house was built in 1905 in the Transitional Craftsman (transition between Victorian and Craftsman) style.

ENVIRONMENTAL DETERMINATION

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

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application and 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 granting of the exception will result in design improvements for the house. The subject site is a 7,319 square-foot lot with an existing approximately 1,075 square-foot, one-story, two-bedroom single-family residence and an existing detached two-car garage. The applicant is proposing to add a 115 square-foot attached storage shed at the rear southwest corner of the house in line with the existing five foot setback from the interior property line, whereas GMC Chapter 30.11.070(C)(3)(i) requires a six foot setback, and to maintain garage openings with one door width being seven feet and eight inches wide and the other door being eight feet wide, whereas GMC Chapter 30.32.180 requires each door opening to

be eight feet and eight inches wide. The seven-foot and eight-inch garage door is 12% less than the code required width, and the eight-foot garage door is 8% less.

The addition of a storage shed will result in design improvements because it will improve functionality of the existing house by providing storage for outdoor equipment that is directly accessible from the deck and backyard where outdoor activities take place. Additionally, the location of the shed is proposed within a seven foot and eight inch by six foot notch at the southwest corner of the house. Using this underutilized space as opposed to locating the shed elsewhere in the backyard better maximizes use of the site and preserves usable landscaped area in the backyard.

The South Glendale Historic Resource Survey assigned this house a California Historic Resource Status Code of 5S3, indicating that it appears individually eligible for listing on the Glendale Register of Historic Resources. The house was built in 1905 in the Transitional Craftsman style, with much of its historic integrity still intact. The shed has been designed to blend to the existing house relatively seamlessly, with doors, trim and siding that match the existing house and will be painted the same color as the house. Furthermore, the shed is joined to the existing house with the trim being set back from the existing siding and thus resulting in minimal alterations to the existing building.

Allowing the two garage doors that are less than the code-required width will also result in design improvements, because to install the code-required door width of sixteen feet for a garage door or eight feet and eight inches each for two separate garage doors would require structural changes that would interfere with the roof structure and form, which are more important to maintain in order to preserve this historic resource for Glendale.

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 to allow a 115 square-foot addition in line with the existing setback of five feet, instead of the required six feet, and two garage doors that are less than the code-required width will not be detrimental to the surrounding neighborhood. The storage shed is located more than sixty feet toward the rear of the property and away from the public right-of-way (sidewalk) and thus is not easily visible. Further, it has been designed to blend with the existing house relatively seamlessly, with doors, trim and siding that match the house and will be painted the same color as the house. The shed has no windows that face the adjacent multi-family residential building, and its height (twelve feet and four inches) is such that it will not encroach into the view from the second floor balcony in the adjacent multi-family building. In terms of the garage doors, they are each wider than the average vehicle width of six feet, and thus are sufficiently wide enough to allow vehicle access to the garage. The proposed project is otherwise in compliance with the GMC and thus 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 allowing the extension into a setback area to permit continuation of an existing building line for a minor (115 square-foot) addition and two garage doors that are less than the code-required width will not be contrary to the

objectives of the setback standards required in GMC 30.11.070 or the parking standards required in GMC 30.32.180. The objectives of the setback requirements are to provide adequate open spaces for light and air, and prevent undue concentration of development along interior property lines. The property is located within the R-2250 (Medium Density Residential) Zone which, for multi-family projects, allows a minimum five-foot setback. The six-foot setback requirement is only required for single-family homes. The addition does not contain livable space or openings facing the adjacent multi-family building, and it acts as a privacy barrier between the single-family rear patio and the adjacent multi-family building. The existing house with a five-foot setback was built in 1905 and the minor 115 SF addition does not create a significant impact on the existing conditions; further, it has been designed to minimally impact the adjacent property. For these reasons, continuation of the five-foot setback still provides adequate separation from the adjacent building as intended by code.

The objectives of the parking requirements are to provide suitable off-street parking and loading facilities for various uses in the city, and to lessen traffic congestion on the public streets. The property is improved with a 1,190 square-foot house (including the addition) which requires a two-car garage. Current standards require a single sixteen-foot wide door or two eight feet and eight inch wide garage doors. The proposed door widths of seven feet and eight inches for one door, and eight feet for the other door are wider than the average car width of six feet, and thus can still allow vehicular access to the garage. For this reason, the garage can still provide the required off-street parking for the site.

The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from GMC 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 for an Administrative Exception to allow building in line with a sub-standard setback, and to allow two garage doors less than code-required 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, Medium Density Residential, and the R-2250 zoning designation. Specifically, granting of the Administrative Exception will enable the occupants to better utilize their outdoor space and will improve the quality of environment for them. The proposed development meets all other Zoning Code requirements for the R-2250 (Medium Density Residential Zone), such as lot coverage, floor area ratio, landscaping, and parking.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

- 1) That the total width of the garage door opening be restored to a minimum of sixteen feet, and that the garage door design is subject to approval by the Director of Community Development.
- 2) The new 115 square-foot addition will be painted to match the existing house.

- 3) 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
- 4) 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.
- 5) That design review approval or exemption shall be obtained prior to the issuance of a building permit.
- 6) 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 **October 12, 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.

REVOCATION

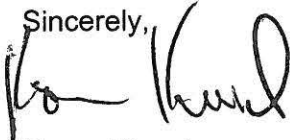
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same 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, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at cpruett@glendaleca.gov.

Sincerely,



Roger Kiesel
Planning Hearing Officer

RK: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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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).