



March 26, 2019

Bickley Le
1156 Rosedale Avenue
Glendale, CA 91201

**RE: 1156 ROSEDALE AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE 1729548**

Dear Ms. Le:

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), to allow a projection into the interior setback for the continuation of an existing building line for a minor (146 square-foot) addition. The addition is to an existing single-family house with a detached two-car garage located at **1156 Rosedale Avenue**, in the "R-2250" - Medium Density Residential Zone, described as the northeast 46.83 feet of Lot 4, Tract No. 4690, in the City of Glendale, County of Los Angeles. The house was built in 1938 with subsequent additions in 1980 and 1985.

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 7,932 square foot lot with an existing, approximately 2,451 square-foot, two-story, four-bedroom single-family residence and an existing detached two-car garage. The applicant is proposing to add 146 square feet to the rear first floor bedroom, in line with the existing four foot setback from the interior property line, whereas GMC Chapter 30.11.070(C)(3)(i) requires a six-foot setback for a single-family residence in a multi-family zone.

The granting of the exception will result in design improvements to the residence in that it will allow continuation of the existing wall and roof line for a minor, 146 SF addition without being staggered by two feet. Although design guidelines typically suggest modulations across facades, requiring such an offset for the minor addition may appear awkward and would not result in a thoughtful extension to the house. In this case, continuing the existing building wall line instead of staggering the building two feet inward from the interior property line will be a better utilization of the site. The area between the existing building and the adjacent property functions as an underutilized four-foot wide walkway surrounded by tall blank wall surfaces. Currently, there is a nearly 10-foot high wall on the adjacent property running the length of the property, and more than forty feet of building wall with no door openings on the subject site. Creating an additional two feet in this area would exacerbate the underutilization of this area of the site and would hinder the property owners' reasonable use and improvement of their property. Further, continuing the wall line will enable the occupants to better utilize the building to meet their needs by expanding and converting the bedroom into a family room. If the addition were to comply with the six-foot setback requirement, it would result in half of the room being set in two feet, thereby creating an awkward layout that would compromise circulation in the room.

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 146 SF addition in line with the existing building setback of four feet, instead of the required six feet, will not be detrimental to the surrounding neighborhood. The existing house consists of a two-story section at the front of the property, with a one-story section located behind it and toward the interior of the property. The proposed one-story addition would extend the rear one-story part of the building toward the interior of the property. The existing building length is 62 feet and would be extended 10 feet. The addition will not be visible from the street.

Immediately to the north is a large, two-story apartment building that runs the entire length of the property (approximately 170 feet). Between the existing house on the subject property and the adjacent apartment building is a 9'-11" tall wall that runs the entire length of the property. No windows are proposed on the side of the addition that faces the apartment building. These conditions result in the privacy of the adjacent residential units being maintained. Moreover, even if windows were added to the addition in the future, the top of the existing windows on the first floor are lower than the top of the wall. Further, the first-floor windows on the adjacent apartment building are higher than the first floor of the subject site due to the elevation difference and distance between the two buildings. The proposed addition will extend the existing 11'-2" high roofline of the existing house by 10 feet in length, which will partially block the view of any units located within the 10 feet since the roofline is 1'-3" higher than the existing wall that is located in front of the apartment building windows; however, the gabled roof of the addition slopes downward toward the adjacent property (from 11'-2" high at a distance of 11'-6" from the property line, to 8'-6" high at the 4-foot setback line), thus it will still enable sunlight and air to reach the adjacent property.

To the south of the subject site and proposed addition is a single-family home. The existing detached garage on the south side of the subject site is located between the adjacent home and the proposed addition, thus partially blocking the line of sight between the addition and the adjacent property. Further, there are no windows on the addition that face the adjacent property.

The proposed project is otherwise in compliance with the GMC and thus 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. The addition will not be visible from the street and will not create more bedrooms that would intensify long-term parking demand. As proposed, the 146 SF expansion to the residence will preserve the existing architectural style of the house. The design, mass and scale of the project will require separate design review approval. The exception to deviate two feet from the required six-foot interior setback for the addition on the north side only is minimal and will help preserve the existing house and site conditions.

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

Approval of the Administrative Exception allowing a projection into the interior setback for the continuation of an existing building line for a minor (146 square-foot) addition will not be contrary to the objectives of the setback standards required in GMC 30.11.070. 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. Accordingly, granting the Administrative Exception request to setback the proposed house addition four feet instead of six feet will allow for adequate open space, light and ventilation for the subject and adjacent residences. 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 within this zone. The addition does not contain openings facing the adjacent multi-family building. The existing house with a four-foot setback was built in 1938 and the minor 146 SF extension 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 four-foot setback still provides adequate separation from the adjacent building as intended by code.

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 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. 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 basement height be permanently lowered to less than six feet to the satisfaction of the Director of Community Development, in order to not count as floor area.
- 2) 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

- 3) 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.
- 4) That design review approval or exemption shall be obtained prior to the issuance of a building permit.
- 5) 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 **April 10, 2019**, 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.

REVOCACTION

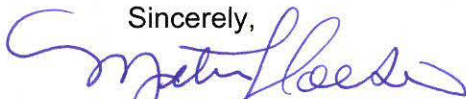
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same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

Sincerely,



Milca Toledo
Planning Hearing Officer

MT:CP:sm

cc: Rene Sada (Neighborhood Services); 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
(Cassandra Pruett).