



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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Glendale, CA 91206-4311
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glendaleca.gov

October 21, 2019

Amado Landin
16689 East Foothill Boulevard, #205
Fontana, CA 92335

**RE: 1361 ALAMEDA AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1913139**

Dear Mr. Landin:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E), for a maximum twenty (20) percent deviations from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow an approximately one foot, two inches (1'-2") reduction (20% deviation) from the minimum interior setback requirement of six feet zero inches (6'-0"), and a 399 square-foot reduction (approximately 17.8% deviation) from the minimum landscaping requirement of 2,240 square feet, as required by Table 30.11-B, Section 30.11.030 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 **1361 Alameda Avenue**, in the "R1" (Low Density Residential) zone, Floor Area Ratio District I, and described as Portions of Lots 11 and 12, Tract No. 3225, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to Section 15303(a) of the State CEQA Guidelines, because the project involves the development of one single-family residence.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, all of the required three findings can be made in support of the application. The Director of Community Development 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.

Originally developed in 1923, the site currently features a 901 square-foot, one-story, single-family residence with a detached one-car garage located towards the rear. There is also an existing, approximately 155 square-foot unpermitted room addition at the rear of the single-family residence. The applicant’s proposal includes a 795 square-foot addition (664 square feet at the rear, 131 square feet at the front), a new detached two-car garage to provide the Code-required parking, and a change in architectural style from a Spanish-style house to a contemporary modern design with a pitched roof. Based on the project scope of work, more than 50 percent of the existing roof and exterior wall area will be demolished, and the project will be considered new construction (GMC 30.60.040). As new construction, the project loses its nonconforming status and is required to comply with all of the development standards for a new single-family dwelling in the R1 (FAR District I) zone, which will include setbacks and landscaping. The applicant is requesting a one foot, two inches (1’-2”) reduction, or 20% deviation, from the minimum interior setback requirement of six feet, zero inches (6’-0”) along the northerly property line, and a 399 square-foot reduction, or approximately 17.8% deviation, from the minimum landscaping requirement of 2,240 square-feet, as required by Table 30.11-B, Section 30.11.030 of the Glendale Municipal Code in conjunction with the development of a new single-family dwelling and detached garage on the site.

There are space restrictions on the subject site and design improvements to the project that preclude full compliance with the Code requirements without hardship. The 5,600 square-foot, rectangular-shaped lot is 40 feet wide and 140 feet deep, and is located mid-block on Alameda Avenue in the R1 (FAR District I) zone. The applicant has provided a survey of the immediate neighborhood (300 lineal feet). The neighborhood survey documents existing conditions for twenty properties including lot width, lot size, house size and approximate landscaping percentages. The table below summarizes the results of the neighborhood survey against the project proposal.

Comparison of Neighborhood Survey (within 300 lineal feet of subject property):

	Average	Range	Project Proposal
Lot Width	50.9 ft.	40 ft. – 100 ft. <i>(17 out of 20 homes are greater than 40 feet)</i>	40 ft.
Lot Size	7,974 sq. ft.	5,114 sq. ft. – 14,063 sq. ft.	5,600 sq. ft.
House Size	1,669.5 sq. ft.	856 sq. ft. – 3,762	1,673.5 sq. ft.

		sq. ft.	901 sq. ft. <i>(existing)</i>
Landscaping (%)	37.7%	16.4% - 74.7% <i>(11 out of 20 homes have less than 40%)</i>	32.9% 30.7% <i>(existing)</i>

As it relates to the request for a reduction in the minimum required setback, the surrounding neighborhood features properties with lot widths ranging from 40 feet to 100 feet, with the average width being approximately 50 feet. The applicant's request is for a maximum 20% deviation of approximately one foot, two inches (1'-2") from the required minimum interior setback of six feet, zero inches (6'-0") along the northerly interior property line on an existing lot where the width is only 40 feet. The narrow lot width of the project site is 20 percent less than the neighborhood average. In the context of the surrounding neighborhood conditions, this space restriction supports the applicant's request for a reduction to the minimum required interior setback. While the proposal does not require a complete tear-down of the existing house, the amount of demolition required to construct the project triggers the "new construction" standards as required by the Zoning Code. The scope of work includes additional square footage that brings it closer to the neighborhood average, and alterations to the existing house, which includes interior improvements as well as updating the building façade to a contemporary modern design. Given the narrow width of the lot, providing the code required 6'-0" interior setback would further reduce the modest square footage of the house. Approval of this Administrative Exception request to allow the reduced interior setback will allow the owner to maximize their livable area that will be consistent with the neighborhood average.

The second part of the applicant's request is a 17.8% deviation from the minimum amount of landscaping required. The Zoning Code requires a minimum of 40% of the project site to be landscaped, which in this instance, would require a minimum of 2,240 square-feet of landscaping to be maintained on-site. The space restrictions on the project site that preclude full compliance with the code-required minimum landscaping includes the narrow width and shallow depth of the lot, and the smaller 5,600 square-foot lot size. The project site area is taken up by the building footprints of the modestly-sized house and code-required two-car garage, as well as the required driveway and turning radius area which have been reduced to the code minimum to maximize available area for landscaping on-site. Requiring additional landscaping to comply with the code would significantly impact the project because it would result in either a reduction in the size of the addition, or a redesign to a two story floorplan to free up lot area. Regarding the former option, the residence after implementation of the proposed project would be 1,674 square feet in area, a modest-sized house. Regarding the latter option, the surrounding neighborhood is

Predominately developed with one-story houses. Conditions of approval will require the proposed planters and gravel along the north property line to be omitted from the proposal to allow for additional live plant material, and water permeability. Approval of this Administrative Exception will allow for reasonable development of the subject site, while taking into consideration certain site restrictions and design improvements.

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. The purpose of setback and landscaping requirements is to assure that there is an effective separation between properties to foster compatibility, identity, privacy, light, air and ventilation, and provide landscaped areas for visual relief and recreation. The applicant's request for a 1'-2" reduction, or 20% deviation, from the minimum interior setback of 6'-0", and a 399 square-foot reduction, or approximately 17.8% deviation from the minimum landscaping requirement of 2,240 square-feet, will still be consistent with the purpose of setback and landscaping requirements in single-family zones. The project will provide a 4'-10" interior setback and 1,841 square-feet (33%) of on-site landscaping, an increase based on the existing conditions of the property. The applicant's request will allow for reasonable development of the site with minor deviations from the code. This part of Alameda Avenue does not have a sidewalk, and the landscaped public right-of-way (324 square-feet) adds to the openness of the landscaped street-front setback, giving the impression of greater landscaping on-site. For these reasons, granting approval of the administrative exception in conjunction with the development of a new single-family dwelling and detached two-car garage will not be materially detrimental or injurious to the property or improvements in the R-1 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 Administrative Exception for a 1'-2" reduction in the required minimum interior setback, and a 399 square-foot reduction in the minimum landscaping requirement will not be contrary to the objectives of the development standards for R1 properties outlined in the Zoning Code. As detailed in Finding A, there are space restrictions on the project site, as well as design improvements that preclude full compliance with the code. 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. 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, Low Density, and the R-1 zoning designation. The proposed development meets all other Zoning Code requirements for the R-1 zone, such as lot coverage, floor area ratio, 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 submitted in conjunction with the application for the Administrative Exception, except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer, or as approved by the Design Review Board. Nothing in this approval letter shall authorize the proposed project to deviate from any other Zoning Code requirements that are not specifically advertised in this application.
2. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That any expansion or significant modification of the dwelling which is different than what is represented as part of the Administrative Exception application, shall require a new application.
4. That Design Review Board approval shall be obtained prior to issuance of a building permit. Any conditions required by the Design Review Board shall be reviewed by the Planning Hearing Officer to ensure that the intent of this approval is met.
5. That the premises shall be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
6. That a landscape plan prepared by a licensed professional shall be required.
7. That the project shall comply with the requirements of the State Model Water Efficient Ordinance (MWELO).
8. That the planters and proposed gravel along the interior property line shall be replaced with at-grade landscaping to provide permeability, and increase the amount of live-plant material provided.

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 **November 5, 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 www.glendaleca.gov/appeals

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception shall terminate two 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 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 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.

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 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

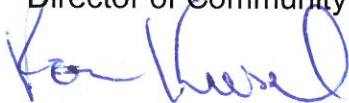
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vista Ezzati during normal business hours at her direct line (818) 937-8180 or VEzzati@glendaleca.gov, between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,
Phillip Lanzafame
Director of Community Development



Roger Kiesel
Planning Hearing Officer
RK:VE: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); Dir of Public Works (Y.Emrani); Traffic & Transportation Section (P.Casanova); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); 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/); and case planner – Vista Ezzati.