



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

October 17, 2019

Mr. Timm Keppler
1536 Ben Lomond Drive
Glendale, CA 91202

**RE: 1536 BEN LOMOND DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE1914237**

Dear Mr. Keppler:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E) for a maximum twenty (20) percent deviation from one or more numeric standards in the Zoning Code, the Community Development Department has processed your application for an Administrative Exception to allow an existing attached, two-car garage to be maintained with a garage door width of fifteen (15) feet, zero (0) inches, where a minimum sixteen (16) feet, zero (0) inches, garage door width is required (6.25 percent deviation), in conjunction with a 1,002 square-foot addition to the rear of an existing 1,840 square-foot single-story house, built in 1934. The subject property is located at **1536 Ben Lomond Drive**, in the R1 Zone, Floor Area Ratio District I as described as Portion of Lot 5 of Tract 1576, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) Minimum sixteen (16) feet, zero (0) inches, garage door width for a two-car garage (G.M.C. 30.32.180).

APPLICANT'S PROPOSAL

- (1) To maintain a fifteen (15) feet, zero (0) inches" garage door width for an existing two-car garage.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines, because the project is discretionary permit to maintain an existing garage door with in conjunction with a minor addition to an existing residence.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED 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 property that preclude full compliance with the garage door width standards. The subject property is a 9,600 square-foot lot developed in 1934 with a 1,840 square-foot, one-story single-family residence and a detached, 360 square-foot garage at the rear. The house is located on an interior lot 25'-0" from the street front property line (Ben Lomond Avenue) and features two bedrooms, two bathrooms, a living room, den, dining room and kitchen. The proposal consists of adding two additional bedrooms along with two bathrooms. The 1,002 square-foot addition will functionally enhance one of the bedrooms and will match the exterior architectural style and materials, maintaining the integrity of the residence. The existing detached garage located at the rear is proposed to remain "as is".

Per GMC 30.32.030.B.3, an addition of floor area to any dwelling unit may be permitted only when the number of off-street parking spaces provided is equal to or greater than the number that would be currently required for the entire building if it were newly constructed. Current Code requires that new garages have minimum interior garage dimensions of 20'-0" by 20'-0" with a minimum 16'-0" garage door width (GMC Section 30.32.090.B and Chart I). Per Section 30.60.040.G, a parking space that is non-conforming in terms of size may continue to be recognized as a parking space, provided that the smallest two-car garage must have minimum interior dimensions of 16 feet wide by 18 feet deep with a minimum 16-foot wide garage door opening. The existing garage is 17'-3" wide by 19'-2" deep (interior dimensions), with a garage door width of 15'-0". Therefore, the interior clear dimensions for an existing, legal nonconforming garage are met, but not for the required garage door opening. The applicant is requesting approval of an administrative exception to allow a 6.25% deviation from a numeric code standard (garage door width) in order to maintain a 15 foot wide garage door instead of having to provide the minimum 16 foot width.

Requiring the expansion of the garage door would necessitate structural re-engineering of the garage door opening and would change the look of the detached garage from the street; the current garage matches the Spanish Colonial Revival house in terms of architectural style and treatment, and the proportions of the existing garage elevation and wall-to-opening ratio appear balanced. The property has been evaluated and listed as having a California Historical Resource Code of "5D3 - Appears to be a contributor to a district that appears eligible for local listing or

designation through survey evaluation". As such, requiring changes to the garage's front elevation for only a one-foot expansion of the garage door width to meet code appears excessive and maintaining the existing proportions and design of the original 1923 garage is preferred, especially given that the historical status of the property. Therefore, granting approval of the Administrative Exception to allow the existing garage door opening to remain "as is" appears reasonable and is the design preference.

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 of a reduced garage door width in conjunction with an addition to the existing house will not be detrimental to the public welfare or injurious to the surrounding neighborhood. The two-car garage was constructed at the same time as the residence in 1934, and has been utilized as such for almost 85 years with no negative impacts to the public welfare or other properties in the neighborhood. The requirement to provide the 16-foot garage door is triggered by the proposed addition. This proposed expansion will be located at the rear of the residence and not visible from the street. Meanwhile, the existing detached garage will continue to provide two enclosed parking spaces and feature adequate clearance/accessibility for the required enclosed parking. Based on a photograph submitted by the applicant, two cars can fit side-by-side within the garage door frame, hence providing enough clearance into the garage. As such, the approval of the administrative exception for the garage door width will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. Furthermore, the addition will maintain the existing architectural style of the house, provide for adequate open space, light, and ventilation for the subject residence as well as adjacent residences.

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 purpose of minimum garage door standards is to provide sufficient off-street parking. The proposed 1,002 square-foot addition will allow reasonable development of the site and will maintain the existing garage that will continue to serve the single-family residence. The proposed addition meets all other Zoning Code requirements of the R1 Zone, such as lot coverage, floor area ratio, landscaping, and setbacks. The existing garage provides enclosed parking for two cars, although with less door width than what would be required for new garages. The existing garage has been functional and used for parking since 1934 and will remain functional after implementation of the project. Therefore,

granting the minor exception for less than the minimum garage door width 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 submitted with the application 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.
- 2) That separate permits are required for all work in the public right-of-way. The application shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
- 3) 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.
- 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 which is different than what is represented as part of this Administrative Exception application 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 **NOVEMBER 1, 2019**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to

12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

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

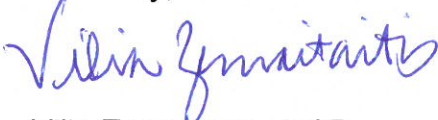
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same 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, Danny Manasserian, during normal business hours at (818) 937-8159 or via e-mail at dmanasserian@glendaleca.gov.

Sincerely,



Vilia Zemaitaitis, AICP
Planning Hearing Officer

VZ:DM: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 –Danny Manasserian.