



January 14, 2020

Radik Khachatryan
312 East Doran Street
Glendale, CA 91206

**RE: 312 EAST DORAN STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1922838**

Dear Mr. Khachatryan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow a 73 square-foot and 26 square-foot additions (total 99 square-foot) to an existing 1-story, 949 square-foot single-family residence without providing the second off-street parking space, as required by Chapter 30.32.030 (B) (3) of the Glendale Municipal Code. The subject property is located at **312 East Doran Street**, in the "R 1250" (High Density Residential) Zone and described as Portions of Lot 1, Wyvells Glendale Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION

This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) of the State CEQA Guidelines), as the proposed addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has been **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.**

The subject property is a modestly-sized lot that is approximately 3,580 square feet and is developed with a one-story, 720 square-foot single-family residence, a 229

square-foot storage room, and a detached 324 square-foot one-car garage, constructed in 1922. Pursuant to Section 30.70.020 of the Glendale Municipal Code, the single-family dwelling and storage room are considered attached because the two buildings are less than five feet from one another (measured from eave to eave). The existing single-family residence is configured with two bedrooms, and a single bathroom. The project proposes design improvements that will increase overall functionality of the modestly sized single-family dwelling with a 73 square-foot hallway and closet addition, a 26 square-foot kitchen addition, and minor reconfigurations of interior walls. The subject dwelling unit's bedroom count will remain at two bedrooms and one bathroom, enhancing the floor plan design to accommodate the life-style of the family.

There are space restrictions on the property imposing impractical difficulties with providing a second enclosed parking space. The subject property is irregularly shaped and modest in size (approximately 3,580 square feet). The lot's width is approximately 80 feet along Doran Street, 70 feet at the rear and has a depth of 50 feet. The existing buildings developed on the property occupy 37 percent of the lot and has limited available areas to accommodate an expansion to the existing one-car garage. The existing one-story, 949 square-foot single-family residence is set back approximately 12 feet from the northern property line (Doran Street), approximately 9 feet from the western interior property line (centerline of the public alley), and two feet from the southern interior property line. The existing 324 square-foot, one-car, detached garage is approximately two-feet from the street front property line and nine feet from the eastern property line. The remaining areas on the property are landscaped along the street, interior yards and areas between the single-family dwelling and detached garage.

Potential locations for a second off-street parking space or a new two-car garage are on the property are constrained. In order to construct a new detached two-car garage, the new garage will have to be set back a minimum 20 feet and 9 feet from northern property line (Doran Street) and eastern property line outside of the alley easement, respectively. Additionally, the existing single-family dwelling would have to be significantly altered/demolished to create space to comply with the 20-foot minimum street front setback and the 9-foot interior setback. As a result, there are space restrictions on the site that preclude compliance with the Zoning Code without unnecessary hardship.

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.

The proposed project will not be materially detrimental to the public welfare or injurious to the property because the proposed additions are modest in size (73 square feet and 26 square feet; 99 square feet total) and will be designed to

complement the existing style of the single-family dwelling minimizing aesthetics impacts to the subject property and the surrounding neighborhood. The additions are located approximately 30 feet away from the street of the single-family dwelling and area compliant with the Zoning Code in terms of setbacks, height, landscaping and floor area ratio. Overall, the additions totaling 99 square feet will afford the subject property with additional closets, kitchen area and a hallway. As a result, the proposed minor addition will not be detrimental to the property or the surrounding neighborhood. The property will remain as a single-family dwelling maintaining the intended residential land use of the R-1250 zone.

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

The proposed addition meets all other requirements by the R-1250 Zoning Code standards. 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. The subject administrative exception will allow the development of a minor 99 square-foot addition enhancing the floor plan of the property on a site with space restrictions that cannot accommodate a second enclosed parking space without hardship. The minor addition will allow reasonable use of the site and, therefore, granting the exemption 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 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 any expansion or modification of the dwelling 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 **JANUARY 29, 2020**, 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 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, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at djoe@glendaleca.gov.

Sincerely,
Philip Lanzafame
Director of Community Development



Erik Krause
Deputy Director of Community Development

EK:DJ: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 Dennis Joe.