



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

February 26, 2020

Alen Malekian
2255 Honolulu Avenue, # A
Montrose, CA 91020

**RE: 1129 AVONOAK TERRACE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1922820**

Dear Mr. Malekian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow a two-foot reduction, or seven percent deviation, from the required interior width dimension of a three-car garage (30 feet required; 28 feet proposed), as required by Chart I of Chapter 30.32.180 of the Glendale Municipal Code, in conjunction with a 825 square-foot first level addition, and a 356 square-foot second level addition to an existing two-story, 2,544 square-foot, single-family dwelling with an attached 550 square-foot garage. The subject property is located at **1129 Avonoak Terrace**, in the "R1R" Restricted Residential (FAR District I) Zone, and described as Lot 81, Tract No. 20060, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

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.

There are space restrictions on the site that preclude full compliance with the Code requirements without hardship because the subject lot has an irregular shape and sloping topography. The 17,430 square-foot lot is developed with a two-story, 2,544 square-foot, single-family residence with an attached 550 square-foot, substandard, three-car garage, constructed in 1964. The existing single-family residence is configured with three bedrooms and three bathrooms. The proposed additions (825 square-foot on the ground level and 356 square-foot upper level) in conjunction with reconfigurations of interior walls, will improve the floor plan with an additional fourth bedroom, a great room, and enhance the functionality of the upper level with a larger master bedroom, walk-in closets at each bedroom and larger bathrooms.

The 17,430 square-foot lot (approximately 84 feet in width and 245 feet in depth) has an irregular shape and slopes downward from the east to west at the rear portions of the lot. The existing building footprint is located on a portion of the lot that has a flat pad originally graded during the time the neighborhood was developed. However, the rear of the lot is characterized by a steep downhill slope and natural vegetation. The proposed project does not include any new grading, as the addition will also be situated on a portion of the lot that is relatively flat. The residence and attached three-car garage is located towards the front portion of the lot and setback approx. 24 feet from the front property line and six feet, two-inches from the northern interior property line. If the applicant were to comply with the minimum parking dimensions for a three-car garage (30 feet wide by 20-feet deep), the existing 28-foot wide by 20-foot, two (2)-inch deep garage would need to expand its width by approximately two feet along its east side (approx. 21 feet). Furthermore, by expanding the garage by approx. two feet towards the east, it would compromise the existing six-foot, two-inch interior setback and create a nonconforming interior setback. Moreover, if the garage were to expand two feet towards the west, it would negatively compromise the home's functionality by reducing circulation at the main entry and a portion of the "great room". These options would require impractical changes to the house including significantly altering/demolishing a portion of the existing house to create space for a code-compliant three-car garage with minimum interior dimensions of 30 feet wide by 20 feet deep. Furthermore, removing a portion of or completely demolishing the existing garage may result in removal of more than 50 percent of the existing exterior walls and roof, therefore, causing this proposal to be considered a new house. If considered a new house, all interior setbacks would be increased to 10 feet which would result in additional loss of floor area. Based on the foregoing, there are space restrictions on the site that preclude compliance with the Zoning Code without unnecessary hardship that requires significantly altering the existing building.

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 while the Code requires a 30-foot width by 20-foot depth for a three car garage, the existing interior garage dimensions of 28 feet wide by 20 feet, two (2) inches deep can accommodate parking for three vehicles. In addition, the property has an approximate 24-foot deep by 24-foot wide driveway, which can reasonably accommodate temporary parking on-site for at least two vehicles. As a result, approval of the administrative exception request is not anticipated to pose a negative impact for on-site or on-street neighborhood parking.

The proposed addition (825 square-foot on the ground level and 356 square-foot upper level) to the house will be located at the rear of the existing residence, away from the street. Moreover, the rear additions will not expand the width of the dwelling closer to the interior property lines. The existing garage with its current interior dimensions has existed for many years without any problems to the residents and the neighborhood. The objectives of the Code are intended to allow reasonable development and use of property. The property will remain a single-family dwelling, consistent with the intended low density residential land use of the R1R zone.

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

The granting of the exception will not be contrary to the objectives of the applicable regulations because the existing garage with its current interior dimensions (28 feet wide by 20 feet, two (2) inches deep) can accommodate three vehicles and the existing driveway can accommodate temporary parking for two vehicles on-site, thereby not utilizing on-street parking. The objectives of the Code are intended to promote the public's health, safety, and welfare while also allowing reasonable development and use of property. The applicant's request to improve the property with 825 square-foot first level and 356 square-foot second level additions to the rear to improve the dwelling's floor plan with an additional fourth bedroom, a great room, and enhance the functionality of the upper level with a larger master bedroom, walk-in closets at each bedroom and larger bathrooms is reasonable and in-keeping with the objectives of the Code.

As proposed, the addition meets all other requirements by the R1R 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 improvement of the existing house and floor plan by enabling the construction of the first and second level additions at the rear of a property with space

restrictions that cannot accommodate interior width dimension of 30 feet required for a three-car garage without hardship. However, the garage provides an interior depth of 20 feet, 2-inches, which complies with code. The addition to the house will allow reasonable use of the site and, therefore, granting the exception 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 Planning Hearing Officer.
- 2) That all necessary permits (i.e., building, fire, engineering, etc.) 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. Expansion shall constitute additional floor area, or any physical change as determined by the Hearing Officer with concurrence from the Director of Community Development.
- 4) That Design Review approval shall be obtained prior to the issuance of a building permit.
- 5) That the premises, including landscaping areas, be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
- 6) That the premises shall be made available to any authorized City personnel (Fire, Planning and Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this administrative exception are complied with.
- 7) That any proposed exterior lighting shall be directed on the driveway, walkways and parking areas within the development and away from adjacent properties and the public-right-of way to the satisfaction of the Planning Hearing Officer.
- 8) That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

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 March 12, 2020**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday from 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 5:00 p.m.

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.

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.

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 ten (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 Department



Milca Toledo
Senior Planner

MT: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.