



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

August 13, 2020

Hamlet Zohrabians
3467 Ocean View Boulevard, Suite - B
Glendale, CA 91208

**RE: 2760 HERMOSA AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 2006751**

Dear Mr. Zohrabians:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to reduce the amount of parking within a semi-subterranean garage (13 parking spaces proposed, 14 parking spaces required, for a 7% reduction in the number of required parking spaces, per GMC 30.44.020.E) for a new three-story, 7,235 square-foot, five-unit multi-family dwelling building on a 10,200 square-foot lot. The subject property is located at **2760 Hermosa Avenue**, in the "R-1650" - (Medium-High Density Residential) Zone, and described as Lot 234, Tract No. 2535.

ENVIRONMENTAL DETERMINATION:

This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" exemption (Section 15303 (b) of the State CEQA Guidelines), as the project involves the construction of not more than six dwelling units.

Two mature indigenous trees (Coastal Live Oaks) are located on the site. An Indigenous Tree Report by Class One Arboriculture (August 4, 2019) was provided to review the conditions of the protected trees - which both trees (identified as trees #4 and #7 by the Arborists Report) were rated in good condition and given grades of C and B, respectively. While applicant is proposing to remove tree #4, the City's Urban Forester had reviewed the project and recommended conditions of approval to preserve tree #7 and a tree replacement ratio of 2:1 be implemented for the removal of tree #4.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **DENIED** 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 project site is an R-1650 (Medium-High Density Residential) zoned property that is irregular in shape and approximately 10,200 square-feet in size. The topography of the lot gently slopes downward from north to south. At present, the property is developed with a one-story, 1,157 square-foot single-family residence with a detached garage (constructed in 1940). Identified on the lot are two mature protected species (Coast Live Oak) trees. An arborist's report (by Class One Arboriculture, dated August 4, 2019) was provided that reviewed the conditions and placements of the protected trees; both trees (identified as trees #4 and #7 by the Arborists Report) were rated in good condition.

While there are space restrictions on the site, the Administrative Exception request for a reduction in parking is a result of the project proposal. The subject corner property, located at the southeast intersection of La Crescenta Avenue and Hermosa Avenue, has an irregular triangular shape (acute triangle) that prevents development of a traditional, rectilinear parking layout plan typically associated with subterranean garages located on rectangular-shaped lots. Instead of parking space stalls accessed by 90 degree turn angles with two-way drive aisles, the triangular shape of the lot constricts the project's garage design, resulting in unusually angled parking stalls with irregular vehicular ingress/egress patterns that require multi-point turns in excess of three points into and out of several parking stalls.

Additionally, there are two existing protected Coastal Live Oak trees on the property: tree #4 will be removed to accommodate placement of the building, while tree #7 is being preserved. The footprint of the building and the subterranean garage below have been designed to avoid impacting critical portions of the root zone of tree #7. Although the subterranean garage will slightly encroach onto the root zone, the City's Urban Forestry Division has reviewed the project and recommended conditions of approval to protect the tree #7 during construction, and a separate condition requiring the replacement of two new 24-inch box size Coast Live Oak trees (or another protected species) on site for the loss of tree #4.

Although the irregular shape of the property and the preservation of tree #7 have an impact on the site plan and parking lot layout, these constraints do not preclude full compliance with Code, but rather the project proposal itself. The project provides 13 on-site parking spaces within the unusually configured parking garage and features five, three-bedroom units; 14 spaces are required by Code for the project, given the parking requirement of 2.5 spaces per three-bedroom unit and 0.25 guest space per unit. If the project was designed with four three-bedroom units and one two-bedroom unit, the project would be fully code-compliant in terms of parking and no such parking reduction would be necessary (loss of one bedroom for the entire project, with a parking requirement of two spaces for a two-bedroom unit). The proposed bedroom count configuration is essentially the driving force of the parking reduction request. Therefore, it is not the site constraints that prevent full compliance with the Code.

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 granting of the Administrative Exception to reduce the amount of parking by one space for a new five-unit multi-family dwelling building may have the potential to be materially detrimental to the public welfare or injurious to the property or improvements in the R-1650 zoned neighborhood. Code currently calls for 2.5 parking spaces to meet the anticipated parking demand/requirement for three-bedroom units. With five, three-bedroom units proposed, a 7% reduction in required parking with the loss of one space may lead to overflow parking on the adjacent streets. Furthermore, the proposed subterranean garage layout is already complex and maneuvering within the garage will require numerous turning movements by residents and guests. With such a complicated, albeit currently code-compliant parking garage in terms of parking stall widths, depths and turning radii, there is a possibility that residents/guests may prefer to park on the streets for the sake of ease and accessibility. Therefore, the loss of one space may exacerbate any potential issues of on-street parking in the surrounding medium-high density, multi-family residential neighborhood with existing, legal-nonconforming (with regards to provided parking) apartment and condominium buildings.

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, yet the requested deviation would be contrary to the objectives of the parking regulations. The number of parking spaces required for all market-rate, multi-family residential projects is based on the bedroom count to ensure adequate parking is provided on-site, and not burdening city streets in the immediate neighborhood. The administrative exception request is for a 7% reduction in the number of parking spaces; the proposed unit configuration calls for one more space than proposed. This new multi-family project can be slightly modified to fully comply with Code by the eliminating one bedroom from one of the five, three-bedroom units. Therefore, granting the exception would be contrary to the objectives of the applicable regulations.

APPEAL PERIOD

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. Appeals must be filed prior to expiration of the 15-day period, on or before **August 28, 2020**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner at 818-937-8157.

APPEAL FORM is also available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

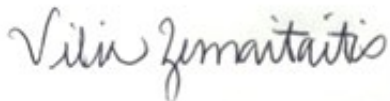
Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the AUGUST 28, 2020 deadline (mailed to Community Development Department – Planning Division, Attention Dennis Joe, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Dennis Joe at djoe@glendaleca.gov) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Dennis Joe at 818-937-8157 to make arrangements with the cashier.
Note: The standard 2.5% fee for **credit card payment** applies.

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



Vilia Zemaitaitis, AICP
Principal Planner
VZ:DJ:dj:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); 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.