



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

June 15, 2021

Arthur Israelyan
635 West Colorado Street, #102
Glendale, CA 91204

**RE: 1140 HOWARD STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE 2014592**

Dear Mr. Israelyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020(D), for an addition of floor space up to a maximum of one hundred square feet without providing the required number of parking spaces as required by Chapter 30.32 of this Title, the Community Development Department has processed your application for an Administrative Exception to allow an addition of 86 square feet to the existing 1,569 square-foot, one-story, single-family residence with an existing detached one-car garage. The subject property is located at **1140 Howard Street**, in the "R1-II" zone (Low Density Residential-Floor Area Ratio District II), and described as Lot 351, Bellehurst Park Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301(e)(1) of the State CEQA Guidelines because the scope of work is a minor addition to the existing structure.

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 site is a 6,750 square-foot interior lot, located on the east side of Howard Street and developed in 1925 / 1931 with an existing 1,569 square-foot,

one-story, two-bedroom single-family residence, and a 205 square-foot detached one-car garage. A 213 square-foot storage and workshop space was added to the rear of the garage in 1943 by Building Permit No. 21371 and a 15-foot by 30-foot pool was added in 1955 by Building Permit No. 49906. The applicant is proposing to add 86 square feet to the rear of the home and remodel the interior to create a new master bathroom, closet and laundry spaces. This minor addition will change the exterior design of the home by extending the roof line and adding a window, thereby filling in a corner that is not visible from the street.

Requiring a two-car garage would result in unnecessary hardships for the applicant due to the site constraints. The existing detached garage, towards the rear of the lot is 12'-1" wide and 17'-3" deep, along the side property line with no setback. The Zoning Code requires an existing non-conforming two-car garage with minimum interior dimensions of 16 feet (width) by 18 feet (depth) or a standard two-car garage with minimum 20-foot by 20-foot interior dimensions in order to meet the minimum parking requirement for any addition to an existing single-family residence of up to 3,499 square feet.

There is not adequate space on the site to accommodate a new two (2)-car garage without unnecessary hardship and without changing the existing site conditions. Meeting the minimum parking standards in the present case would require a partial demolition of the existing garage and the attached, permitted storage and workshop space to the rear of the garage in order to extend or build a new code compliant garage, with minimum 20-foot by 20-foot interior dimensions. Furthermore, the required 25-foot turning radius to a new garage could not be met without demolition to a portion of the existing house. Providing a second covered and enclosed parking space as required by the Zoning Code would require impractical changes to the existing site and to deny the addition would unduly restrict the flexibility for reasonable use and development of the property.

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 allow the 86 square-foot addition without providing the required total number of parking spaces will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood. The subject property and surrounding neighborhood is zoned R-1 (Low Density Residential) and consists mostly of single-family residential buildings. Therefore, the proposed small addition to the existing single-family home is consistent with the neighborhood. The proposed development and its requested exception from the Zoning Code is reasonable.

Granting an Administrative Exception will allow 86 square-foot addition without adding the number of parking spaces required by the Zoning Code. The applicant is requesting the exception to maintain the existing one-car garage instead of the required two-car garage. The one space shortfall will not negatively impact surrounding uses or existing parking conditions in the area as the addition is not adding a bedroom and, therefore, is not adding occupancy. The proposed use of the addition is interior remodeling to create a new master bathroom, closet and laundry spaces. In addition, an approximately 84-foot long driveway leads from the street to the existing garage and could reasonably accommodate three parked cars behind the 25-foot front setback. Overall, the exception to deviate by one parking space for the project is minimal and allows reasonable development of the property while preserving the existing permitted storage and workshop space attached to the garage. The addition will not be visible from the street, will maintain the existing architectural design of the house, and will still allow 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 of considering applications for minor deviations from Zoning 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 proposed 86 square-foot addition will allow reasonable development of the site and will maintain the existing garage that has served the single-family residence for 96 years. The proposed addition meets all other Zoning Code requirements of the R1 zone, including density, lot coverage, floor area ratio, permanently landscaped open space, and setbacks. Therefore, granting the exception for a minor addition while maintaining a one-car garage instead of the required two-car garage 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 Director.
- 2) That separate permits are required for all work in the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

- 3) That all necessary permits (i.e., building, fire, etc.) 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** (JULY 1, 2021) following the actual date of the decision. Information regarding appeals and appeal forms may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner at 818-937-8331. **THE 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 JULY 1, 2021 deadline (mailed to Community Development Department – Planning Division, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to zoning@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 Amy Fitzgerald at 818-937-8162 to make arrangements with the cashier. Note: the standard 2.5% fee for credit card payment applies.

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.

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.

REVOCAION

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, Aileen Babakhani, during normal business hours at (818) 937-8331 or via e-mail at ababakhani@glendaleca.gov.

Sincerely,
Phillip Lanzafame
Director of Community Development



Roger Kiesel
Planning Hearing Officer

RK:AB:AF: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 Aileen Babakhani.