



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
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glendaleca.gov

August 1, 2022

Rita Noravian
409 West Broadway
Glendale, CA 91204

RE: 3829 ROSEMONT AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE2119462

Dear Ms. Noravian:

The Community Development Department has processed your application for an Administrative Exception pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020(D), to construct less than one hundred (100) square feet of new floor area to an existing single-family house without providing the required number of parking spaces. The project proposes a 23 square-foot addition on the second floor of the existing single-family home with an attached 284 square-foot garage located at **3829 Rosemont Avenue**, in the "R-3050" (Moderate Density Residential) Zone, described as A Portion of Lot 13, Tract No. 2535 in the City of Glendale, County of Los Angeles, as per map recorded in Book 24, Pages 72-73 of Maps in the Office of County Recorder of the County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Facilities" project per Section 15301 of the State CEQA Guidelines, since the project involves an addition to an existing structure not resulting in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 SF, whichever is less.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **GRANTED 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 site that preclude full compliance with the parking standard without hardship due to the size and shape of the lot and the location, configuration and placement of the existing building on the site. The subject site is a 5,360 square-foot irregularly-shaped lot located at the southwest

corner of Rosemont and Hermosa Avenues. Originally, the house was constructed in 1953 as a one-story, 1,086 square-foot single-family residence with an attached garage, and in 1973 a building permit was issued to add a second story to the existing house. Currently, the site is developed with a 1,518 square-foot, two-story single-family house with an attached, 284 square-foot substandard garage with interior dimensions of 14'-1" (wide) by 18'-0" (deep) and a 13'-0" wide garage door opening. The garage is setback 5'-0" from the southerly interior property line and 12'-3" (at its closest point) from the street side property line facing Rosemont Avenue.

The size and irregular shape of the corner lot and the existing building preclude expansion of the existing garage to accommodate 20'-0" (wide) by 20'-0" (deep) interior dimensions required by the Zoning Code. For example, expansion of the garage to the north is not feasible because it would require demolishing a portion of the existing building wall, which is part of and connected to the existing single-family residence – this would require significant interior remodeling to the existing house. Also, the garage cannot be extended to the south and east as this would conflict with required setbacks (interior and street side), and it would reduce the depth of the existing non-conforming driveway. The garage cannot be expanded towards the west because it would reduce the size of the rear yard and code-required landscaping for the property. Additionally, if the garage walls were to be expanded, the existing roof above the garage would need to be redesigned with longer ceiling joists and a shallower roof pitch to cover the larger footprint of the garage and avoid an awkward roof design above the garage. These extensive modifications to the existing garage in an area where no changes are proposed creates an unnecessary hardship.

Requiring the expansion of the garage for this minor deviation from Code would unduly and restricts the flexibility for reasonable use improvement of the property for a modest addition. Expansion of the existing garage to make it a two-car garage would exacerbate the non-conforming setbacks (interior and street side) as well as the driveway depth issues mentioned above. The alterations required to enable a conforming two-car garage (in combination with exacerbating non-conforming situations) are significant when compared to the proposed 23 square-foot house expansion. Therefore, granting the approval of the administrative exception to allow the minor, 23 square-foot floor area expansion to the existing house without providing a two-car garage is reasonable given the existing site constraints.

B. The granting of the exception, with any conditions imposed, 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 Administrative Exception request to allow a minor 23 square-foot addition to the existing house without providing the required two-car garage will not be detrimental to the public welfare, injurious to the property, or require improvements in the zone because the 23 square-foot addition will be located at the rear of the single-family

dwelling on the second floor, will not be significantly visible from the street and will not generate the need for an additional parking space more so than the existing use. The proposed addition proposes to expand an existing bedroom on the second floor by 23 square feet, making the existing home more livable, usable and will improve the interior of the residence by increasing the functionality of the floor plan while not increasing the number of bedrooms.

The existing substandard garage has existed for many years without any problems to the residents and the neighborhood. The proposed 23 square-foot addition will comply with current interior setback requirements and will not extend the existing footprint of the building. The proposed addition will be constructed in a way that is compatible with the existing architecture that will maintain the integrity of the house. The front of the residence will remain unchanged and will not visually impact the neighborhood; the addition will maintain the existing architectural style of the house and will still allow for adequate open space, light, and ventilation for the subject and adjacent residences. As a result, the proposed minor addition will not be detrimental to the property or the surrounding neighborhood. The existing garage is and will continue to provide covered and enclosed on-site parking for the residents. The property will remain a single-family dwelling, consistent with the intended land use of the R-3050 zone.

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

Approval of the administrative exception to allow a minor deviation from the minimum Code-required parking standards will not be contrary to the objectives of the parking standards. The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from the Zoning Code. These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The purpose of the garage standards is to provide sufficient parking on-site for residential uses and avoid the use of on-street parking in part to protect the public safety by lessening traffic congestion on public streets. As noted in Finding B above, the existing garage will continue to provide off-street covered and enclosed parking for vehicles. The proposed 23 square-foot addition to the house is intended to only expand the size of an existing bedroom and will not increase the permanent occupancy or parking demand for the residence.

Therefore, granting the request for an administrative exception to allow deviation from the minimum number of code-required parking spaces will not be contrary to the objectives of the applicable regulations. In addition, the granting of the exception will allow reasonable development of the subject property in accordance with the

General Plan Land Use Element designation, Single Family Residential, and the R-3050 zoning designation. The proposed development meets all other Zoning Code requirements for the R-3050 zone, such as lot coverage, floor area ratio, landscaping, and setbacks.

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 design review approval or exemption shall be obtained prior to the issuance of a building permit.
- 4) 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.
- 5) That any expansion or modification of the dwelling unit 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.
- 6) That the premise, including landscaping areas, be maintained in a clean and orderly condition and free of weeds, trash and graffiti.
- 7) That the premises shall be made available to any authorized City personnel (Fire, Building, Planning, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this administrative exception are complied with.
- 8) That proposed exterior lighting shall be directed on the driveways, 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.

- 9) That if any buildings, sidewalks, curb or gutter, fencing or landscaping areas, etc., adjacent to the site area 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 **August 16, 2022** 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 FORM is also available on-line:

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

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.

REVOCAATION

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, Sadie Gropen, during normal business hours at (818) 937-8178 or via e-mail at sgropen@glendaleca.gov.

Sincerely,
John Takhtalian
Interim Director of Community Development

Milca Toledo
Planning Hearing Officer

MT:SG: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-(F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); 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.Mardians); 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 (S.Gropen).