



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

September 15, 2022

Mihai Radu
415 East Lomita Avenue
Glendale, CA 91205

**RE: 415 EAST LOMITA AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE 116826**

Mr. Radu:

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 allow a 96 square foot (SF) addition to an existing single-family house with no garage without providing the Code-required two-car garage. The subject property is located at **415 East Lomita Avenue**, in the "R-1650" Zone (Medium-High Density Residential), described as Southwest Portion of Lot 54 Grider and Hamiltons Lomita Park, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Structure," per Section 15301(e)(1) of the State CEQA Guidelines because the project involves a minor addition to an existing single-family residence.

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 standards without hardship. The subject site is a 3,219 SF lot with an existing 914 SF, one-story, two-bedroom single-family residence with no garage. The applicant is proposing to demolish the existing front porch and in its place add 96 SF of floor area to the front of the house and convert the adjacent portion of the existing living room to a new bedroom. The proposal includes a new front porch.

Per GMC 30.32, the minimum parking requirement for a single family dwelling is an enclosed two-car garage and any addition of floor area requires that this parking be provided. However, the lot is only 3,219 square feet in area and the existing building is already located at the front and side setbacks, precluding the ability to add a garage either in front of or to the side of the house. The side setbacks are currently a little greater than six feet, precluding the ability to add a code-compliant driveway which could lead to a garage at the rear. Furthermore, the rear yard measures less than 16 feet deep which cannot accommodate a 20-foot garage. Therefore, it is not possible to provide the code-required garage given the existing site plan on the substandard-sized lot.

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.

Granting of the exception to allow an increase in floor area without providing the required parking will not be detrimental to the surrounding neighborhood. The two-bedroom house has operated with no garage since 1913, and the addition of 96 SF to create an added bedroom results in a modest-sized 1,010 SF house which is not anticipated to create a significant increase in parking demand.

Further, the site is located in a walkable and transit-friendly neighborhood offering alternatives to vehicular travel (and associated parking). The subject site is less than 200 feet from South Glendale Avenue, and approximately 700 feet to Colorado Street. Both streets are zoned C3 (Commercial Service Zone, which is intended to offer a full range of goods and services), and Downtown Specific Plan East Broadway District Zone, which accommodates mixed-use development with retail. Both streets feature retail stores, restaurants, convenience store/grocery, commercial services, etc. The subject site is also located within walking distance (1/4 mile) to four churches and the Glendale Central Park, with Maple Park being located just outside the 1/4 mile boundary. The ability to walk to so many destinations reduces reliance on vehicular travel (and thus parking).

The subject address is also located approximately 300 feet to a bus stop serviced by Metro (regional bus routes 90/91 running north and south from downtown Los Angeles to North Hollywood via Glendale and Sunland with a service frequency of 15 minutes during peak travel times) and Beeline (local route 8 which runs about four miles north/south and east/west from Glendale Galleria via downtown Glendale to the Glendale Transportation Center, the central transportation hub for the City of Glendale). In fact, the subject site has more than a dozen transit stops located within walking distance (1/4 mile), including other regional routes that run east/west.

Lastly, the majority of the subject block is occupied by a school/church and commercial uses that have their own parking lots and thus would reduce demand for street parking. Most of the residential uses on the street have their own on-site parking. This lends support to the possibility that there may be sufficient on-street parking to help accommodate parking for the subject site.

Given the above site and neighborhood conditions that are anticipated to alleviate the minor impact of added floor area on an under-parked site, granting the exception will not have a detrimental impact on the neighborhood.

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 will not be contrary to the objectives of the parking standards regarding the minimum number of parking spaces required (GMC 30.32.050). The objective of the standards is to ensure sufficient parking is provided on-site to accommodate occupants of the building and thus to not impact the surrounding neighborhood. As more fully described in Finding B, the project is not anticipated to result in a significant parking impact and the neighborhood conditions are anticipated to alleviate any such impact. Given the site already has no parking and the impact of the project is negligible, granting the exception is not contrary to the objectives of the applicable regulations regarding parking.

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. Therefore, granting the request for an Administrative Exception to allow deviation from the minimum number of parking spaces required 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, Medium-High Density Residential. The proposed development meets all other Zoning Code requirements for the R-1650 (Medium-High Density Residential) zone, such as lot coverage, floor area ratio, landscaping, and setbacks; no variances or additional administrative exceptions are proposed or required.

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 design review approval or exemption shall be obtained prior to the issuance of a building permit.
- 4) 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 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 **SEPTEMBER 30, 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 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 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, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at CPruett@glendaleca.gov.

Sincerely,
John Takhtalian
Interim Director of Community Development



Roger Kiesel
Planning Hearing Officer

RK:CP: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-(S.Demirjian/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/J.Sada); 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); T.Avedissian; S.Bolan; C.Jurca; J.&M Ann Kroening; C.&S.Lee; G.Michals; D.Mo &M.Gershman; T.Govind&H.Patel; R.Rezvan; D.Scott; R.A.&K.A. Sill; E.&J.Strom; T.&D.Sundbye; A.D.Weinfield; R.Werner; and case planner (Cassandra Pruett).