



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

August 8, 2023

Daniel Lim
615 Grove Place
Glendale, CA 91206

RE: **615 GROVE PLACE**
ADMINISTRATIVE EXCEPTION NO. PAE-000998-2023

Dear Mr. Lim:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44, the Planning Hearing Officer has processed your application for an Administrative Exception (G.M.C. 30.44.020.B) to allow an extension into a setback area to permit the continuation of an existing building line for minor additions or building modifications in conjunction with a 127 square-foot (SF) second-floor addition to the existing two-story single-family house located at **615 Grove Place**, in the "R1-II" (Low Density Residential, Floor Area Ratio District II) zone, described as Lot 53 Tract 9258, in the City of Glendale, County of Los Angeles, as per map recorded in Map Book 125, Pages 79-80 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 square feet, 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.**

The proposed addition will result in design improvements on the site. The subject site is a 5,382 SF, rectangular-shaped lot with approximately 60 feet of frontage along Grove Place. Currently, the property is developed with a 1,999 SF, two-story single-family house and a detached, 384 SF garage originally constructed circa 1927. The existing detached garage is set back zero feet from the southern property

line. The existing residence has an interior setback of four feet, eight inches on its north side, with an overall height of 23 feet, three(3) inches. The applicant proposes to expand the house by adding 127 SF on the second floor at the rear by continuing the existing building wall along the north side. The extension into the setback area is proposed to be constructed in-line with the existing four(4)-foot, eight(8)-inch nonconforming interior setback, with a new overall height of 24 feet, six(6) inches. The addition would result in a minor three(3)-foot, six(6)-inch extension towards the rear for purposes of adding a new bedroom and a new bathroom. As per Glendale Municipal Code (GMC) section 30.11.030, Table 30.11-B, a minimum of five-foot interior setback is required for additions to single-family homes (for properties located in the "R1" zone over 20 feet in height and permitted prior to May 2, 1991).

The applicant is proposing to extend the north side wall of the house, which features an existing four(4)-foot, eight(8)-inch setback from the northern property line, an additional three(3) feet, six(6) inches. The extension of the existing building wall with its current setback would result in design improvements to the residence. The project proposes to create a new bedroom and a new bathroom in this area. While the proposed wall of the addition could be constructed to meet the five(5)-foot interior setback requirement, this would result in a wall that is offset from the first floor by four(4) inches. The proposed design makes changes to a shed roof from the previous construction, and proposes a roof that matches the existing design, resulting in design improvements. The existing front massing features a slight overhang of the second story from the first story, which is repeated across the building at various points and is consistent with the Spanish Revival style. If the building were to be pushed inward at the second floor, to meet the required setback, the pattern would be broken and result in an inconsistent design and detailing of the building. Allowing it to be flush with the first floor would have it be consistent with other parts of the façade and consistent with the Spanish Revival style. Additionally, the expansion is proposed at the rear of the house and will not change the front elevation. Granting the exception to allow a four(4)-inch encroachment into the interior setback would allow continuation of the existing wall and roof line for a minor 127 square-foot addition. Furthermore, the project will maintain the architectural style and integrity of the residence because the proposed modest addition will better match the existing roof ridge height and style. The proposed addition continues the existing roof form, replaces the originally incompatible shed roof, and improves the functionality of the living spaces.

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 granting of the administrative exception to allow the applicant to expand the existing floor area to the rear of the existing residence will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood, in which

the property is located. The addition is proposed at the rear of the residence, and therefore, the front of the house will remain intact. The existing house is configured with a nonconforming interior setback that is four(4)-foot, eight(8)-inches along the northern property line, which has been the existing setback since it was originally built in 1927. While the addition will continue the building line of the existing residence at an interior setback of four(4) feet, eight(8) inches, the extension will be three feet, six inches in length and does not contain any elements that may negatively impact the adjacent neighbor. For example, the windows proposed at the addition are generally at the same location as the previously approved addition, facing the neighbor's backyard. As these windows have existed for years, the new addition will not be detrimental to the neighboring house. While the overall height will be extended from 23 feet, three(3) inches to 24 feet, six(6) inches at the rear due to the change in roof form from shed to gable, the change in height is minor and is still under the maximum 30 feet requirement where new setback standards are triggered. The addition is modest and will comply with the required lot coverage, floor area ratio, height, and landscaping, as well as all other Zoning Code requirements. The property will remain a single-family dwelling, consistent with the intended residential land use of the "R1-II" zone. Therefore, the construction of a new addition to the rear of the existing residence, will not be detrimental to the public welfare, injurious to the property, or improvements in the zone.

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

The objective of the interior setback is to enable appropriate open space, light, and ventilation between properties. The applicant's request to continue the interior setback line and build a new addition that encroaches into the interior setback will comply with the intent of the setback regulations as there will still be a reasonable amount of space to allow for adequate air, light and ventilation in the interior setback. 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. Granting the exception to allow continuation of the existing four(4)-foot, eight(8)-inch interior setback instead of five(5) feet for the addition will allow reasonable development of the site. Therefore, granting the exemption 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 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.
- 5) That the premise shall be maintained in a clean and orderly condition and 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.

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 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 (**AUGUST 23, 2023**) following the actual date of the decision.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before AUGUST 23, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.937.8178 or contacting the case planner, Sadie Gropen at sgropen@glendaleca.gov or 818-937-8178.

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.

REVOCATION

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

Sincerely,
Bradley Calvert
Director of Community Development


Cassandra Pruett
Planning Hearing Officer

CP:SG:sm

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);_City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghossian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghossian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner– and case planner (S. Gropen).