



August 16, 2023

Aris Artunyan
7054 Shadygrove Street
Tujunga, CA 91042

**RE: 1721 BROADVIEW DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE-001918-2023**

Dear Mr. Artunyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (D), an Administrative Exception has been processed to allow a 96-square-foot addition to an existing one-story, 1,396 square-foot, single-family dwelling without providing two off-street parking spaces, as required by Chapter 30.32.030 (B) (3) and Table 30-32.-A of Chapter 30.32.050 of the Glendale Municipal Code. The subject property is located at **1721 Broadview Drive** in the "RI" (Low Density Residential) Zone Floor Area District II, and described as Sparr Heights Tract, Lot 6 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 of the State CEQA Guidelines because the project proposes an addition to existing building that is less than 2,500 square-feet and will not result in an increase of more than fifty percent of the floor area of the structures before the addition.

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 subject property is a 6,500-square-foot lot originally developed in 1936 with a 1,396-square-foot, one-story, single-family residence, with attached 255 square-foot garage, and a 239-square-foot detached workshop. The site is located on the north side of Broadview Drive and includes two bedrooms and two bathrooms. The

applicant is proposing a 96-square-foot addition at the rear (north façade) of the existing residence which will include a new bathroom and hallway that will connect the house to the detached workshop which will be converted to a bedroom.

Pursuant to GMC 30.32.030.B.3, additional floor area to any dwelling unit may be permitted only when the number of off-street parking spaces provided is equal to or greater than the number that would be currently required for the entire building if it were newly constructed. Residences in the R1 zone with a cumulative gross floor area up to 3,499 square feet are required to provide two enclosed parking spaces with interior dimensions of 20 feet x 20 feet minimum with a 16-foot wide and seven (7)-foot tall garage door opening. The attached garage is substandard in size (17-feet, 5 inches x 14-feet, 8-inches measured from the interior) and does not satisfy the required interior dimensions of a garage. As a result, the applicant is requesting approval of an Administrative Exception to allow a minor 96 square-foot addition to a modest single-family dwelling to enhance the functionality of the dwelling with a new bathroom and a hallway connecting to the detached workshop without providing the Code required amount of parking.

There are space restrictions on the property that preclude full compliance with the Code requirements without hardship. Modifications to the property to satisfy the Zoning Code's parking requirement, such as, the expansion of the existing attached substandard garage or construction of an entirely new detached garage at an alternative location on the property (e.g. the rear yard) would not be feasible due to site constraints. The existing attached garage is constructed up to the east property line with a zero setback and cannot be expanded to the east for this reason. Requiring the expansion of the garage to the west would result in impractical difficulties that would include the reconfiguration of portions of the existing house, like the existing front entrance and entrance porch, and would result in reduction of interior living space at the living room. Additionally, requiring a new detached garage at an alternative location on the property (such as, the rear or east side yard) would require the attached garage and rear detached workshop to be demolished to accommodate a new driveway which provides vehicular access to a new garage.. Furthermore, the removal of the 239-square-foot detached workshop would be counterintuitive to the requested conversion to more livable space achieved by its bedroom conversion with addition. A new detached garage is not feasible on the west side of the yard either as the existing residence is setback only four feet, four inches (4'4") from the west property line and would require reconfiguration and reduction of floor area to the existing kitchen, two bedrooms, and a bathroom to accommodate a new driveway and garage.

For these reasons, granting approval of the Administrative Exception to permit a modest 96 square-foot addition without providing the required number of parking spaces is supportable.

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 for the retention of the substandard attached garage and continued use of the driveway as uncovered parking and not provide the required enclosed parking will not be detrimental to the public welfare or injurious to the property or improvements in the R1 zoned neighborhood in which the property is located. It is not anticipated that the proposed addition will increase the number of cars at the property or create a higher need for parking because the project will be a minor addition of only 96 square feet to improve the quality of living for the existing residents. While the residence will become minimally larger, the use of the building as a single-family residence will remain. The residence is located just south of Honolulu Avenue and within one-fourth (¼)-mile walking distance to commercial services, amenities, and public transportation. Broadview Avenue does not require permits for street parking and the property is surrounded by an abundance of public city parking lots, and both options provide a great deal of offsite parking availability. Though not considered permanent parking, the existing 43'6" long driveway will continue to be used to provide uncovered parking for the sole purpose of parking vehicles on-site. As such, the applicant's request 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 purpose of the parking regulation is to provide for the general welfare and convenience of persons utilizing the various uses located within the city through the provision of suitable off-street parking and to protect the public safety by lessening traffic congestion on the public streets. The applicant's request to maintain the existing substandard garage and non-confirming uncovered driveway parking will still comply with the intent of the parking regulation and will not be a detriment to the public welfare because the number of existing parking spaces will be maintained, and the addition is not anticipated to create an increase in the number of cars parked at the property. The property is within ¼-mile walking distance to commercial services, amenities, and public transportation on Honolulu Avenue limiting the need for automobile use and the numerous public city parking lots surrounding the property provide ample off-street parking options. 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 to promote the public health, safety, and general

welfare. The development meets all other zoning requirements for the R1 zone, including floor area, lot coverage, and landscaping, and the proposal is consistent with the Comprehensive Design Guidelines for Single-Family properties. For these reasons, the applicant's request to maintain the existing substandard garage and uncovered parking in the driveway in conjunction with the proposed 96-square-foot addition will allow reasonable development and 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 submitted with the application for the Administrative Exception, except for 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 any expansion or modification of the project 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.
- 4) That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
- 5) That Design Review approval shall be obtained prior to the issuance of a building permit.

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 31, 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 31, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.937.8185 or contacting the case planner, Kasey Conley at kconley@glendaleca.gov or 818-937-8185.

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.

REVOCACTION

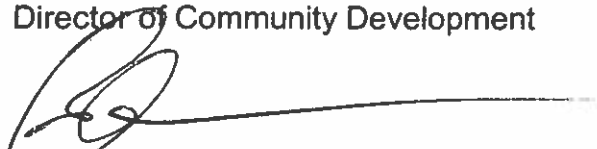
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance 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, Kasey Conley at (818) 937-8185 or via e-mail at kconley@glendaleca.gov.

Sincerely,
Bradley Calvert
Director of Community Development



Dennis Joe
Planning Hearing Officer

DJ:KC: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 Kasey Conley.