

April 22, 2015

Martin Ruvalcaba
255 South Oakland Avenue, Apt. #2
Pasadena, CA 91101

**RE: 857 GRANT AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1502393**

Dear Mr. Ruvalcaba:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.070, the Community Development Department has processed your application for an Administrative Exception to allow a 99 square-foot addition to an existing 1,212 square-foot single-family house located on a 5,444 square-foot lot without providing an additional required covered and enclosed parking space in the "R1" – Low Density Residential Zone, Floor Area Ratio District II, at **857 Grant Avenue** being a Portion of Lot 40, Tract No. 9042, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: Exempt per CEQA Guidelines, Section 15301, Class 1 Existing Facility.

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 project is a 99 square-foot addition to an existing 1,212 square-foot single-family residence that was built in 1939. At the time of construction,

a two-car (20' x 20' interior dimension) garage was not required. The addition located at the rear, along the southwest corner of the existing house will not significantly change the existing design and building footprint of the house. Further, the existing 24'-11" front setback will remain unchanged. The addition will be set back approximately 56 feet from the front property line and 6'-10" from the southerly interior property line.

Meeting the minimum parking standards would require expansion of the existing 12'-2" wide by 18-foot deep detached garage. The existing site constraints, including the location of the existing house precludes the expansion of the existing garage to a two-car garage. Furthermore, to require the expansion of the garage is impractical because it would not comply with the minimum 25-foot turning radius for the garage. Providing a second covered and enclosed parking space and the 25-foot turning radius as required by the Zoning Code would require impractical changes to the house including demolishing a portion of the house at the rear, northwest corner. To deny the Administrative Exception request and require the expansion of the garage would unduly restrict the use of the site for reasonable development of the proposed minor addition of 99 square feet to the house.

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 proposed addition will be located along the southwest side of the house. This minor addition will not significantly intensify the parking demand because it does not represent additional bedrooms. The addition will consist of a bathroom and closet area. To have the applicant construct the required (20' x 20' interior dimension) two-car garage would be an unpractical hardship. The existing one-car garage has existed for many years and has not proven to be detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood. The architectural integrity of the house will be maintained and the design of the project will be compatible with the neighborhood. Lastly, the addition will maintain adequate open space, light and ventilation for the subject residence as well as adjacent residences by meeting setback requirements and building height requirements.

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

The proposed addition complies with the remaining "R1" Floor Area Ratio District II, Zoning Code standards. The purpose of the administrative

exception procedure is to provide a simplified means for considering applications for minor deviations from the code standards, such as the proposed 99 square-foot addition, while not providing an additional covered and enclosed parking space. The addition will allow reasonable development of the site and 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 the proposed addition shall match the existing architectural style, colors, textures, materials and windows of the exterior surfaces of the existing house.
- 4) That DRB approval/exemption shall be obtained prior to issuance of a building permit.
- 5) That the premises be maintained in a clean orderly condition, free of weeds, trash, and graffiti.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

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 (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **MAY 7, 2015**, 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 (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

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.

APPEAL FORMS available on-line <http://glendaleca.gov/appeals>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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.

REVOCATION

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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Milca Toledo during normal business hours at (818) 937-8181, between 7:30 a.m. to 3:30 p.m.

Sincerely,



Howard R. Malis
City Resource Specialist

HM:MTOLEDO:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section- (D.Nickles); Dir. of Public Works (R. Golanian); Traffic & Transportation Section (W.Ko/S.Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin/G.Tom/S.Boghosian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz/E.Olsen); Dir. Parks, Recreation and Community Services Dept. (J.Duran); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Milca Toledo.