

October 13, 2016

Mike Geragos
2155 Verdugo Boulevard, No. 614
Glendale, CA 91020

**Re: 1367 NORTH COLUMBUS AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE1608734**

Dear Mr. Geragos:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (D), the Community Development Department has processed your application for an Administrative Exception to allow a 100 square-foot addition at the rear of a 1,096 square-foot single-family residence located on a 7,500 square-foot lot without providing two covered and enclosed parking spaces, as required by Chapter 30.32 of the Glendale Municipal Code. The subject property is located at **1367 North Columbus Avenue**, in the "R1" (Low Density Residential) Zone, Floor Area Ratio District I and described as a Portion of Lot 1 of Tract No. 3131, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301) of the State CEQA Guidelines.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development has **DENIED** your application based on the followings:

- A. The granting of the exception will not result in design improvements and there are no space restrictions on the site that preclude full compliance with the Code requirements without hardship.**

The subject property is a 7,500 square-foot developed lot with a 1,096 square-foot, two-bedroom single-family residence, and a 270 square-foot detached one-car garage. The residence with its detached one-car garage was built in 1923. A building permit was recently issued for a 330 square-foot detached guest house to be built at the rear of the lot and there is an illegal 130 square-foot workshop attached to the rear of the existing one car garage. The applicant is proposing to add a 100 square-foot addition at the rear (southwest corner) of the residence. The proposed addition will extend the kitchen within the residence and add a new laundry room. The addition will not be visible from the street and will not change the architecture of the residence in order to improve the design.

In accordance with Section 30.32.050 of the Zoning Code, two parking spaces are required for a dwelling unit located in the R1 zone. Section 30.32.030(B)(1) of the Zoning Code requires that, upon enlargement of a building which creates additional floor area, additional

parking shall be provided for such new floor area unless parking exceeds the parking required for the building. The proposed addition will require one additional parking space. There are no space restrictions on the site and the topography is flat. A 96 square-foot portable storage structure is shown on the submitted site plan immediately to the south of the existing one-car garage. However, this structure is not currently placed at this location. Thus, the existing garage can be expanded into this area to comply with code requirements for parking. Given the existing site layout, there are no space restrictions that would prevent adding a new two-car garage or enlarging the existing one-car garage to comply with the Zoning Code requirements for parking.

B. The granting of the exception will 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 exception for not providing an additional code required parking space in conjunction with a 100 square-foot addition to the dwelling unit will be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood, which consists of single-family and multi-family development. While the proposed addition will not create the need for additional parking, there are no space restrictions on the lot to preclude constructing code-compliant parking.

C. The granting of the exception will be contrary to the objectives of the applicable regulations.

The granting of the exception to allow the addition to the house without providing the required garage space will be contrary to the objectives of the applicable regulations. One of the objectives of parking standards for various uses is to ensure sufficient parking for such uses. While staff believes the proposed addition will not create a need for additional parking, the Zoning Code requires two covered and enclosed parking spaces when an addition to the existing house is proposed and where there are no space restrictions that would preclude providing required code-compliant garage spaces.

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

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 **October 28, 2016** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line www.glendaleca.gov/appeals

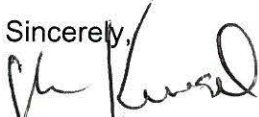
To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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 Aileen Babakhani 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, Aileen Babakhani during normal business hours at her direct line (818) 937-8331 or ababakhani@glendaleca.gov, between 8:00 a.m. to 5:00 p.m. weekdays.

Sincerely,



Roger Kiesel
Planning Hearing Officer

RK:ab:sm

cc: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); 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 (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); 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 Aileen Babakhani.