



February 15, 2017

Mehrzad Givechi
19162 Van Ness Avenue
Torrance, CA 90501

**RE: 220 NORTH CEDAR STREET
ADMINISTRATIVE EXCEPTION NO. PAE 1626951**

Dear Ms. Givechi:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44, an Administrative Exception has been processed to allow 12.5 percent and 10.6 percent deviations (less than 20 percent deviation) from parking dimension standards as required by Chapter 30.32.180 Chart I of the Glendale Municipal Code, in conjunction with voluntary seismic reinforcement of the existing soft story building with on-grade parking spaces located at **220 North Cedar Street**, in the "R-1650" (Medium-High Density Residential) Zone and described as Lot 14, Block 2, Glendale Tract, 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, all of the required three findings can be made in support of the application. The Director of Community Development has **APPROVED 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 7,500 square-foot flat lot with frontage on Cedar Street. It was developed in 1964 with the existing 9,145 square-foot, two-story multi-family residential building and the two on-grade parking areas underneath the two-story building. The western parking area has five parking stalls and is accessed from Cedar Street. The eastern parking area, with five parking stalls is accessed from an alley at the rear of the property. There are two supporting posts at the opening of the middle parking space in each parking area with the opening width of 7'-11" on the west side (the Cedar Street frontage) and 8'-0" on the east side, facing the rear alley. The applicant is proposing to do seismic retrofit to the existing soft story building by removing the existing posts in the parking areas and replacing them with new steel frame posts.

The new steel posts will reduce the existing non-conforming stall width of two middle parking spaces by three inches and make them 7'-8" in the west parking area and 7'-9" in the east parking area. In accordance with Section 30.32 Chart 30.32.180 of the Zoning Code, a minimum width of eight feet and eight inches is required for a parking stall where an automobile enters into a parking stall without making a 90-degree turn. The applicant is requesting 12.5 percent and 10.6 percent deviations from the required parking stall width of 8'-8".

There are space restrictions on the site that preclude full compliance with the Code required parking dimensions without hardship. Due to the architectural style and structural design of the existing multi-family residential building and the standard method of soft story building reinforcement, regulated by the California Building Code, the location of the proposed seismic retrofit is the only possible location within the building. Granting this Administrative Exception to modify the existing parking spaces for the proposed seismic retrofit work allows the reasonable safety improvement of the building and helps to keep the building and its occupants safe from the effects of seismic activities. In addition, with the proposed modification of the two parking spaces, automobiles will still have sufficient space to enter the stalls.

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 voluntary seismic retrofit will reduce the existing non-conforming stall entry width by three inches on the two ground level parking spaces and it will make the building more resistant to seismic activities due to earthquakes. Additionally, the two parking spaces between the two sets of the new posts will be slightly narrower than the required dimension by the Zoning Code. Automobiles will still have sufficient space to enter into the parking spaces safely after narrowing the existing two stalls since the proposed changes are minimal. Therefore, granting this Administrative Exception will not be materially detrimental to the public welfare or injurious to the property in this zone or neighborhood because the proposed seismic retrofit will structurally reinforce the existing soft story building while maintaining the existing usable parking spaces and this would provide a benefit to the neighborhood.

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

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. The proposed new steel posts will be installed in place of the existing posts in the two parking stalls and will maintain the existing parking areas within the building as originally built. Granting an administrative exception for up to 20 percent deviation from parking dimension standards will allow reasonable improvement of the existing building by the proposed voluntary seismic retrofit, which will keep the building and its occupants safer from the effects of seismic activity that can occur over the time. Therefore, granting of this exception will not be contrary to the objective 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 Director of the Community Development Department.
- 2) That all necessary permits shall be obtained from the Building and Safety Division 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 building which is different than what is represented as part of this Administrative Exception application, shall require a new application as determined by the Hearing Officer.
- 4) That Design Review Board (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

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 **March 2, 2017**, 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

GMC CHAPTER 30.41 PROVIDES FOR

Termination

Every right or privilege authorized by an Administrative Exception shall terminate two 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 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 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 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.

REVOCAION

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, 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:CB: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.