



May 15, 2017

Natalie and Tony Hambarchian (Pirveysian)
2041 Commonwealth Avenue, #207
Los Angeles, CA 90027

**RE: 2635 HOLLISTER TERRACE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1704316**

Dear Mr. and Mrs. Hambarchian:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (E) for a maximum 20% deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow a garage to have a 17-foot, six-inch depth, and width of 16 feet, eight inches, which results in a 12.5% and 16% deviation respectively from the minimum required 20 foot garage width and depth per Section 30.32.090 B, of the Glendale Municipal Code and to allow a 14-foot wide garage door which is a 12.5% deviation from the minimum 16 feet width per Section 30.32.180 of the Glendale Municipal Code. The subject property is located at **2635 Hollister Terrace**, in the "R1R" - (Restricted Residential) Zone, described as the south west 50 feet of Lot 188, Tract No. 7498, 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(e) (1) of the State CEQA Guidelines).

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer 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.**

There are space restrictions on the site that preclude full compliance with Code. The subject site is a 7,500 square-foot lot with a 1,585 square-foot, one-story, two-bedroom single-family residence built above a 292 square foot attached garage. The property slopes up from the street and the existing garage is located below the house and width of 16'-8". The existing one-story home has a nonconforming garage depth of 17'-6", where a width and depth of 20 feet is required, and an existing garage door width of 14 feet where 16 feet is required. The applicant is proposing to add 540 square feet to the back

of the existing house in conjunction with an interior remodel in order to have a more functional house. However, in order to add onto the house, a two-car garage is required with a minimum dimension of 20 feet by 20 feet. The existing garage dimensions will be maintained as 16'-8" by 17'-6" deep, which is substandard requiring that the existing garage be expanded to meet current code requirements. However, due to the current slope of the lot and the location of the garage below the house would make it difficult to increase the depth or width of the garage without impacting the structure of the house. The garage door is also constrained due to the location of the garage below the house. The garage door cannot be enlarged without relocation the entry stairs, which would significantly modify the front façade of 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.

Granting of the exception will not be detrimental to the surrounding neighborhood. The applicant is proposing to add 540 square feet at the rear of the existing house in conjunction with an interior remodel in order to provide a more functional house. While the garage expansion will not meet current code for a new garage with a minimum 20-foot width and depth, it will provide a garage that is 17'-6" deep and 16'-8" wide. This depth and width is still accessible for two cars and within 20% of the minimum depth and width requirement. The 14 foot garage door is also within 20% of the required 16 feet. The garage door cannot be widened due to the topography of the lot, the location of the garage below the house and grade, and the fact that enlarging the garage door will significantly affect the access and appearance of the house by causing the entry stairs to be relocated.

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

The granting of the administrative exception will not be contrary to the objectives of the ordinance in that the subject property will be developed with a 540 square-foot addition at the rear of the house while maintaining a garage with a substandard depth and width. While the garage depth and width along with the garage door dimension are substandard they still allow for two vehicles to access the garage. For these reasons, the granting of the exception will not be contrary to the objectives of the Zoning Code.

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 except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Hearing Officer.
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 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 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.

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 (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **MAY 26, 2017**, 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.

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

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

Administrative Exceptions 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 such variance.

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.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Exceptions (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of an Administrative Exception at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

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, Bradley Collin during normal business hours at his direct line (818) 548-3210 or office line (818) 548-2115 or bcollin@glendaleca.gov , between 7:30 a.m. to 5:30 p.m. weekdays.

Sincerely,



Erik Krause
Planning Hearing Officer

EK:BC:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); Dir. Of Public Works (R.Golianian); 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-Brad Collin.