



March 16, 2018

Franco Noravian
409 West Broadway
Glendale, CA 91204

**RE: 3363 HONOLULU AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1727419**

Dear Mr. Noravian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E), for a maximum 20% deviation from one or more numeric standards in Title 30, the Community Development Department has processed your application for an Administrative Exception to allow a 1'-6" reduction, or 15% deviation, from the required minimum driveway width of 10'-0", as required by Chapter 30.32.130(C) of the Glendale Municipal Code, in conjunction with the development of a second unit on the site. The subject property is located at **3363 Honolulu**, in the "R-3050" (Moderate Density Residential) Zone, and described as Lot 119, Tract 5547, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" per Section 15303(b) of the State CEQA Guidelines because it is a multi-family residential structure totaling not more than four dwelling units.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application and 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.**

There are space restrictions on the subject site that preclude full compliance with the driveway width requirements without hardship. The subject property is 7,250 square feet and was originally developed in 1947 with a 1,165 square-foot, one-story single-family house facing Honolulu Avenue with a detached garage at the rear of the property. The applicant is proposing to remodel the existing house, legalize a 176 square-foot rear porch enclosure, demolish the existing garage, and build a new 1,354 square-foot, two-story two-bedroom unit with an attached four-car garage at the rear of the property. Code requires a

10'-0" driveway for new construction whereas the site is currently developed with an 8'-6" driveway. The proposed project will provide a 10'-0" driveway for the first 41'-2" of the driveway, but the remaining length of the existing driveway (32'-0") abuts the property line on one side and the existing house on the other side. To widen this section of the driveway would require removing 1'-6" from the entire northwest side of the existing house and thus redesigning that structure. Such a significant alteration would result in practical difficulty and unnecessary hardship considering the existing driveway width has proven sufficient to provide safe ingress and egress of vehicles to the rear of the property and will continue to do so under the proposed garage configuration. The proposed four-car garage configuration includes two parking spaces accessed directly from the driveway, and two accessed by a 90-degree turn from the driveway.

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 approval of the Administrative Exception will not be detrimental or injurious to the surrounding properties because adequate access to required parking will be provided without negatively impacting the adjacent property. The driveway currently provides sufficient vehicular access to the garage and with only one additional unit being added to the site, the driveway is anticipated to continue performing effectively. In addition, the current driveway width of 8'-6" provides two feet in excess of a standard car width which is approximately 6'-6". Further, the adjacent property currently has a setback of approximately 3'-0" with no fence located on the property boundary. At this time, this condition further reduces the risk of negative impact to the neighboring property.

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

Approval of the 1'-6" reduction to the required driveway width will not be contrary to the objectives of the parking standards. The objective of the minimum driveway width is to provide sufficient space to access required garage parking. The reduced driveway width will still provide adequate access to required parking for the project site. 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. Therefore, granting the Administrative Exception to allow a 1'-6" reduction, or a 15% deviation, from the required minimum driveway width of 10'-0", as required by GMC 30.32.130(C), in conjunction with the development of a second unit on the property, will not be contrary to the objectives of the applicable regulations. In addition, the granting of the exception will allow reasonable development of the subject property in accordance with the General Plan Land Use Element designation, Moderate Density, and the R-3050 zoning designation. The proposed development meets all other Zoning Code requirements for the R-3050 zone, such as lot coverage, floor area ratio, landscaping, setbacks, and parking for the new construction on the property.

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 any expansion or modification of the dwelling unit 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 Design Review approval shall be obtained prior to 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 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 **APRIL 2, 2018**, 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.

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 at <http://www.glendaleca.gov/appeals>

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 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.

You may contact the case planner, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at cpruett@glendaleca.gov.

Sincerely,



Roger Kiesel
Planning Hearing Officer

RK:CP:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); 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 (Cassandra Pruett).