



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

August 8, 2019

Richard & Linda Dell
3031 Sparr Boulevard
Glendale, CA 91208

**RE: 3031 SPARR BOULEVARD
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1914116**

Dear Mr. and Mrs. Dell:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E) for a maximum 20 percent deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow an existing attached two-car garage to be maintained with a garage door width of 14'-0" where a minimum 16'-0" is required (a 12.5 percent deviation) in conjunction with a 162 square-foot addition at the rear of an existing 2,578 square-foot two-story house, built in 1936, on a 6,850 square-foot lot, located at **3031 Sparr Boulevard**, in the "R1" - Floor Area Ratio District II Zone, described as Lot 17, Block 55 of the Sparr Heights Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) Minimum garage door width of 16'-0" is required for a two-car garage (G.M.C. 30.32.180).

APPLICANT'S PROPOSAL

(1) Maintain existing 14'-0" wide garage door.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the scope of work is a minor addition to an existing building.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department 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.

There are space restrictions on the subject property that preclude full compliance with the garage door standards, and granting approval of the Administration Exception to allow the maintenance of the garage with a reduced garage door width in conjunction with an addition to a single family residence will result in design improvements for the house.

The subject property is a 6,850 square-foot lot developed in 1936 with a 2,578 square-foot, two-story single family residence and an attached 355 square foot garage. The house was built on an interior lot 30'-0" from the front property line with an attached garage at the front. The 162 square-foot addition will functionally enhance the dining room and kitchen and will match the exterior architectural style and materials, maintaining the integrity of the residence. Design improvements would occur because the character of the residence will be maintained, while at the same time providing a reasonable use of the property.

Per GMC 30.32.030.B.3, an addition of floor area to any dwelling unit may be permitted only when the number of off-street parking spaces provided is equal to or greater than the number that would be currently required for the entire building if it were newly constructed, unless an Administrative Exception is obtained in accordance with Chapter 30.44. Current code requires a new garage to have a minimum interior dimension of 20'-0" by 20'-0" with a minimum 16'-0" wide garage door (GMC Chapter 30.32). Section 30.60.040.G provides that a parking space that is non-conforming in terms of size may continue to be recognized as a parking space, provided that the smallest two-car garage must have minimum interior dimensions of 16'-0" wide by 18'-0" deep with a minimum 16'-0" wide garage door opening. The existing garage is 16'-4" wide by 19'-0" deep, with a garage door width of 14'-0" and therefore, meets the interior clear dimensions. However, the existing garage door is not wide enough for the garage to be recognized as a two-car garage. The applicant is requesting approval of an administrative exception to allow a 12.5% deviation from a numeric code standard (garage door width), permitting a 14'-0" wide garage door instead of the minimum 16'-0" width.

There is an existing courtyard to the south of the garage that precludes enlargement of the garage door required to meet code. Enlarging the garage door would require the existing wall of the residence attached to the garage to be demolished, which would change the design of the courtyard and most likely cause the small entry door to be re-located. Extending the garage door to the north would require increasing the garage width to accommodate the 16'-0" wide door narrowing the existing walkway to the right causing the walkway to lose its functionality. Thus, the zoning code requirement to expand the existing substandard garage door will have significant negative impacts on the property and granting approval of the Administrative Exception is justifiable as it would allow for reasonable use and improvement of the property.

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 the exception of a reduced garage door width in conjunction with an addition to the existing house will not be detrimental to the surrounding neighborhood. The purpose of the

addition is to create a larger kitchen and dining room, and making it more functional. The addition will be located at the rear of the residence maintaining the large front setback area. The existing garage will continue to provide two enclosed parking spaces. As such, the project will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. The addition will maintain the existing architectural style of the house and provide for adequate open space, light, and ventilation for the subject residence as well as adjacent residences.

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 zoning code standards. These standards were developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The proposed 162 square-foot addition will allow reasonable development of the site and will maintain the existing garage that will continue to adequately serve the single family residence. The proposed addition meets all other zoning code requirements in the R1 zone, such as lot coverage, floor area ratio, landscaping, and setbacks. The existing garage still provides enclosed parking for two cars, and is considered legal non-conforming for interior width and depth. Therefore, granting the minor exception for the garage door width 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 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 Planning Hearing Officer.
- 2) That separate permits are required for all work in the public right-of-way. The application shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
- 3) 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.
- 4) That design review approval or exemption shall be obtained prior to the issuance of a building permit.
- 5) 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 (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **AUGUST 23, 2019**, 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 <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.

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.

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 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 application, please contact the case planner, Danny Manasserian, during normal business hours at (818) 937-8159 or via e-mail at dmanasserian@glendaleca.gov.

Sincerely,



Erik Krause
Planning Hearing Officer

EK:DM:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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 –Danny Manasserian.