



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

March 17, 2020

Lusine Alemsharyan  
1265 Spazier Avenue  
Glendale, CA 91201

**RE: 1265 SPAZIER AVENUE  
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1924705**

Dear Ms. Alemsharyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow a 50 square-foot living room and 49 square-foot dining room addition (99 square feet combined) to an existing 1,750 square-foot single-family residence without providing the second off-street parking space, as required by Chapter 30.32.030 B 3 of the Glendale Municipal Code. The subject property is located at **1265 Spazier Avenue**, in the "R1" (Low Density Residential, Floor Area District I) Zone, and described as Portion of Lot 8, Block 113, Subdivision of Rancho Providencia and Scott Tract, in the City of Glendale, County of Los Angeles.

#### ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) of the State CEQA Guidelines) because the additions to the existing building will not result in an increase of more than 50 percent of the floor area before the addition.

#### REQUIRED/MANDATED FINDINGS

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

The subject property is a 54-foot wide lot, approximately 8,872 square feet, that is developed with a one-story, 1,750 square-foot, single-family residence with an attached 228 square-foot one-car garage, constructed in 1940. The applicant proposes to construct additions at the front of the dwelling without providing two off-street parking spaces required by the Zoning Code.

There are space restrictions on the site that prevent the construction of a second off-street parking space. Currently, the subject single-family dwelling set back 25 feet from Spazier Avenue and is centrally sited on the lot. The building's existing footprint spans the majority of the lot's width with non-conforming 3-foot, 5-inch setbacks at both northern and southern interior property lines. Constructing a code-compliant two-car garage would be impossible on the site without significantly demolishing or altering portions of the existing residence. Given the minor extent of the project, the significant demolition/alteration would be an impractical hardship. As a result, the proposed administrative exception will provide relief from constraints of the property and current development that preclude full compliance with the Code requirements without hardship.

**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 project will not be materially detrimental to the neighborhood or injurious to the property. The proposed 99 square-foot addition is modest in size and does not include any additional bedrooms that can increase the occupancy of the dwelling, avoiding the potential additional demand for the second off-street parking space. Moreover, the 99 square-foot addition will comply with the current minimum 25-foot street front setback requirements and will not extend the building closer to any adjacent properties.

The subject single-family dwelling is designed in a Minimal Traditional style. Prominent design features on the building include a recessed front entry with a side-facing door, stucco siding, asphalt roof shingles and single hung windows. While the front addition will slightly alter the appearance of the street facing façade by extending the residence 3-foot, 6-inches closer to the street, the dwelling's design remains consistent with the existing style because prominent features such as, the recessed front entry, single-hung windows and a side facing front entry door, are proposed to return as part of the project. Last, the addition will be finished with stucco siding, wood fascia, and asphalt roof shingles to replicate the materials used at the existing house.

As a result, the proposed minor addition will not be detrimental to the property or the surrounding neighborhood. The property will remain as a single-family dwelling maintaining the intended low density residential land use of the R1 zone.

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

The proposed addition meets all other requirements of the R1 Zoning Code standards. 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 subject administrative exception will allow the reasonable development of a minor 99 square-foot front addition, enhancing the floor plan of the property on a site with space restrictions that cannot accommodate a second enclosed parking space without hardship. The addition will allow reasonable development of the site and, therefore, granting the exemption 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 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 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 the premises be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
- 5) That Design Review approval or exemption shall be obtained prior to the 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 1, 2020**, 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 (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

## **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** <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.

### **REVOCAION**

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 ten (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, Dennis Joe, during normal business hours at (818) 937-8157, between 7:30 a.m. to 3:30 p.m.

Sincerely,  
Philip Lanzafame  
Director of Community Development Department



Roger Kiesel  
Planning Hearing Officer

RK:DJ: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. 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-Dennis Joe.