



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

July 16, 2020

Ben Curtis Sturgill
314 East Broadway, #E
Glendale, CA 91205

**RE: 1818 CRESTMONT COURT
ADMINISTRATIVE EXCEPTION CASE NO. PAE 2006916**

Dear Mr. Sturgill:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow a maximum 3 foot, 9 inch reduction, or 19 percent deviation, from the required interior length/depth dimension of an existing two-car garage (20 feet required; 16-ft, 3-inch proposed width and 17-ft, four-inch length/depth) and a one-foot reduction, or a 7 percent deviation, from the required width dimension of an existing two-car garage door (16 feet required; 15 feet proposed), as required by Chart I of Chapter 30.32.180 of the Glendale Municipal Code, in conjunction with a 406 square-foot first level addition, and a 967 square-foot second level addition to an existing one-story, 1,026 square-foot, single-family dwelling with an existing, detached 360 square-foot garage. The subject property is located at **1818 Crestmont Court**, in the "R1R" – Restricted Residential (FAR District II) Zone, and described as Lot 3, Tract No. 8654, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION

This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) of the State CEQA Guidelines), as the proposed addition will not result in an increase of more than 2,500 square-feet.

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.

Granting approval of the Administration Exception to allow the maintenance of an existing garage configured with a nonconforming interior dimension and a substandard garage door width, in conjunction with first and second level additions at the rear of an existing single family residence, will result in design improvements with additional functionality and flexibility of the property and avoid unnecessary hardship onto the property owner constructing an entirely new garage.

The subject property is a 6,000 square-foot interior lot, developed in 1936 with a 1,026 square-foot, one-story single family residence and a detached garage. The existing garage is approximately 360 square feet in size, set back approximately a foot from the western interior property line, and generally located at the southwestern portion of the lot. While the Zoning Code recognizes existing garages with minimum interior dimensions of 16 feet wide by 18 feet deep as a two car garage (by Glendale Municipal Code section 30.60.040 G), the existing garage is substandard because the interior dimensions are 17 feet, 4 inches (length) by 16 feet, 3 inches in (width). Because the interior garage length (depth) is 8 inches short in satisfying the non-conforming section of the Zoning Code, the current Zoning Code standards of minimum 20-foot interior dimensions would apply.

Requiring such modifications as lengthening the interior wall dimensions, widening the two-car door width, or entirely reconstructing a new two-car garage would impose impractical difficulties on the property. The existing interior dimensions of the garage are currently 17 feet, 4 inches (length/depth) by 16 feet, 3 inches (width), which are deficient from the current minimum interior standards by 2 feet, 8 inches and 3 feet, 9 inches, respectively, for new two-car garages. In order to elongate the garage walls and satisfy current Zoning Code development standards, two of the four garage walls would have to be completely demolished followed by the reconstruction of these two walls to accommodate the wall span at 20 feet minimum. Additionally, because the garage door header has been designed and engineered to accommodate a 15-foot wide garage door, this wall would essentially have to be re-engineered and reconstructed with a header that can soundly support the revised garage wall lengths, as well a 16-foot wide garage door. Lastly, if the garage walls were to be elongated, the existing roof above the garage would also have to be redesigned with longer ceiling joists to effectively span across the revised garage size, and a redesigned with shallower roof pitch to effectively to cover the larger foot print of the garage and avoid an awkward roof design above the garage.

As a result, the existing detached garage would have to be significantly altered/demolished to comply with the minimum interior dimensions and garage door width. Requiring the expansion of the garage and garage door for this minimal deviation unduly restricts the flexibility for reasonable use and improvement of the property for a reasonable addition. Overall, granting the approval of the

Administrative Exception to allow the existing garage to remain in its present conditions is justifiable.

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 granting of the Administrative Exception to allow the applicant to construct additions to the existing residence will not be materially detrimental to the public welfare or injurious to the property or improvements in the R1R-zoned neighborhood, in which the property is located. The albeit substandard two-car garage was constructed at the same time as the residence in 1936 and has been utilized as such for almost 85 years with no negative impacts to the public welfare or the properties in the neighborhood. Based on an internet search on average car lengths and widths (mechanicbase.com, August 2019), the average car length for a compact sedan or compact sports utility vehicle is less than 15 feet (such as for an Audi A4 and Ford Escape) and less than six feet in width, so the existing garage width of 16-feet, 3-inches and length of 17 feet and four inches would provide adequate room for such cars. There is also an existing driveway long enough to provide temporary off-street parking for two cars.

The requirement to provide the increased depth and width for the garage, as well as a 16-foot garage door, is triggered by the proposed addition. The project involves a first and second level addition at the rear of the existing single-family home and not visible from the street. The requested minor deviations solely involve the existing detached garage at the rear.

As such, the administrative exception to maintain the existing garage interior dimensions and garage door width, in conjunction with a new addition to the rear of the existing residence, will not be detrimental to the public welfare, injurious to the property, or improvements in the zone.

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 purpose of minimum garage interior dimensions and door standards is to provide sufficient off-street parking, as well as access to that parking. As noted in Finding B above, the existing garage and door width still provide enclosed parking for two standard/compact cars and access to those spaces. Approval of the subject Administrative Exception will allow the reasonable development of first and second level additions at the rear, enhancing the floor plan of the property on a site with additional functionality and flexibility of the property, while maintaining the existing garage that provides off-street, enclosed parking for two standard/compact cars for the single-family

residence. The proposed rear addition meets all other Zoning Code requirements for the R1R zone, such as interior setbacks, height, lot coverage, floor area ratio and landscaping, and will allow reasonable development of the site. The existing garage has been functional and use for parking since 1936 and will remain functional after the project's construction. 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 any required Design Review approval or exemption shall be obtained prior to the issuance of a building permit.

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.

APPEAL PERIOD

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 **July 31, 2020**, any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140, or the case planner at 818-937-8157.

APPEAL FORM is also available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the JULY 31, 2020 deadline (mailed to Community Development Department – Planning Division, Attention Dennis Joe, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Dennis Joe at djoe@glendaleca.gov) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Dennis Joe at 818-937-8157 to make arrangements with the cashier. *Note:* The standard 2.5% fee for credit card payment applies.

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.

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 an administrative exception at least ten (10) days' notice by mail to the applicant or permittee.

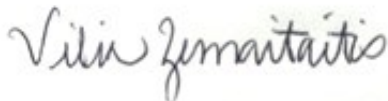
NOTICE – subsequent contacts with this office

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.

You may contact the case planner, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at djoe@glendaleca.gov.

Sincerely,

Phillip Lanzafame
Director of Community Development



Vilia Zemaitaitis, AICP
Principal Planner

VZ:DJ: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/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); 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.