



**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

June 4, 2021

Aejie Rhyu  
2432 Arthur Street  
Los Angeles, CA 90065

**RE: 1133 PARK AVENUE  
ADMINISTRATIVE EXCEPTION CASE NO. PAE 2101731**

Dear Ms. Rhyu:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44 an Administrative Exception has been processed to allow a maximum four (4)-foot reduction, or 20 percent deviation, from the required interior length/depth dimension of an existing two-car garage (20 feet required; 16 feet proposed width and 17-foot, 5-inch length/depth) and a one (1)-foot, eleven (11)-inch reduction, or a 12 percent deviation, from the required width dimension of an existing two-car garage door (16 feet required; 14 feet, 1-inch proposed), as required by Chart I of Chapter 30.32.180 of the Glendale Municipal Code, in conjunction with an 825 SF addition to the rear of an existing 1,014 SF single-family house (451 SF on the first level and 374 SF second level) with an existing, detached 324 SF garage. The subject property is located at **1133 Park Avenue**, in the "R3050" – (Moderate Density Residential) Zone, and described as Lot 1, Tract No. 11845, 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 an 825 SF addition at the rear of the existing single-family residence, will result in design improvements. The proposed added square-footage to the house will improve the dwelling unit's floor plan, and enhance the functionality of the existing property. The addition is proposed at the rear of the house, and will not significantly change the existing design and building footprint of the house. Further, the existing front setback will remain unchanged.

The subject property is a 6,467 SF interior lot, developed in 1939 with a 1,014 SF, one-story single family residence and a detached garage. The existing garage is approximately 324 SF in size, set back approximately one-foot from the eastern interior property line, and generally located at the mid-portion of the lot. While the Zoning Code allows and considers existing garages with minimum interior dimensions of 16 feet wide by 18 feet deep as a two-car garage (Glendale Municipal Code section 30.60.040 G), notwithstanding, the existing garage is substandard because the proposed interior garage dimensions are 16 feet (width) by 17 feet, 5-inches (depth); this results in a seven-inch deficiency to satisfy and meet the minimum interior garage (depth) dimension of 18 feet regulated in the above-referenced section of the Zoning Code (nonconforming interior parking dimensions). For this reason, the project shall provide minimum interior garage dimensions of 20 feet wide by 20 feet deep per the Zoning Code.

Meeting the minimum parking standards would require expansion of the existing 16 feet wide by 17 feet, 5-inch deep garage or construction of a new attached two-car garage. Both options would require impractical changes to the existing garage structure and property to create space for a code-compliant two-car garage with minimum interior dimensions of 20 feet wide by 20 feet deep. The existing interior dimensions of the garage are currently 16 feet (width) by 17 feet, 5-inches (length), which are deficient from the current minimum interior standards by 4 feet and 2 feet, 7-inches, respectively, for a new two-car garage. In order to expand the garage walls and comply with current Zoning Code development standards for a two-car garage, two of the four existing garage walls would need to be completely demolished and reconstructed to accommodate the wall span at 20 feet minimum. Additionally, because the garage door header has been designed and engineered to accommodate a 14-foot wide garage door, this wall would essentially have to be re-engineered and reconstructed with a header that can structurally support the revised garage wall lengths, as well a 16-foot wide garage door. Further, if the garage walls were to expand, the existing roof above the garage would need to be redesigned. For example, the garage remodel may include longer ceiling joists to effectively span across the expanded garage, and redesigned with a shallower roof pitch to cover the larger footprint of the garage, and avoid an awkward roof design above the garage.

Based on the above, the existing detached garage would have to be significantly altered/demolished to comply with the minimum interior dimensions and garage door width. To comply with Code would require significantly altering the existing building, thereby creating an unnecessary hardship. To deny the Administrative Exception request to allow the existing interior garage dimensions and garage door opening unduly restricts the flexibility for reasonable use and improvement of the property for a reasonable-sized house addition.

**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 add additional floor area to the rear of the existing residence will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood, in which the property is located. The existing substandard two-car garage was built circa 1939 at the same time as the primary residence. For nearly 82 years, the existing garage has existed on the property without any problems to the residents and the neighborhood. The current property owners use the existing garage to park their two vehicles as shown in the pictures provided and associated with the subject Administrative Exception application. The pictures demonstrate that the existing garage width of 16-feet and length of 17 feet, 5-inches can adequately accommodate parking for a two vehicles.

The proposal to expand the home's existing floor area requires enlargement of the existing interior garage size to 20 feet by 20 feet, and requires a 16-foot garage door. The project involves adding to the first and second levels at the rear of the existing single-family home, and will not be visible from the street. As a result, the proposed addition will not be detrimental to the property or surrounding neighborhood. The property will remain a single-family dwelling, consistent with the intended residential land use of the R-3050 zone. The administrative exception request to maintain the existing garage interior dimensions and garage door width, in conjunction with the construction of 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 on-site parking for a residential use, and avoid the use of on-street parking. As noted in Finding B above, the existing garage and door width will continue to provide covered and



enclosed parking for two vehicles and access to those spaces. Approval of the subject Administrative Exception will allow the reasonable development of the existing single-family house by adding floor area to the first and second levels at the rear. Further, the floor plan will be enhanced with additional functionality and flexibility of the property, while maintaining the existing detached garage. The existing garage provides on-site parking in a covered and enclosed parking garage for two standard/compact cars for the existing single-family residence. The proposed house addition meets all other Zoning Code requirements for the R3050 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 and will continue to function and provide parking for the residents. Therefore, granting the exemption will not be contrary to the objectives of the applicable regulations.

## **CONDITIONS OF APPROVAL**

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**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 Planning Hearing Officer.
- 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. Expansion shall constitute additional floor area, or any physical change 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 shall be obtained prior to the issuance of a building permit.
- 6) That the premises, including landscaping areas, be maintained in a clean orderly condition, free of weeds, trash, and graffiti.
- 7) That the premises shall be made available to any authorized City personnel (Fire, Planning and Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this administrative exception are complied with.

## 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 **June 21, 2021**, 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 JUNE 21, 2021 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](mailto: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.

### 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 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.

1133 Park Avenue  
Administrative Exception Case No. PAE 2101731

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

Sincerely,

Phillip Lanzafame  
Director of Community Development



Milca Toledo  
Senior Planner

MLT: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.