



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

December 7, 2021

Jared Norsworthy
100 W Walnut Street, Suite 600
Pasadena, CA 91124

**RE: 339 GENEVA STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE 2111182**

Dear Mr. Norsworthy:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E), for a maximum twenty (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 a maximum 1-foot, 3-inch (1'-3") reduction (maximum of approximately 16% deviation) to existing parking space widths from the minimum requirement, as required by Table 30.32 Chart II of the Glendale Municipal Code, in conjunction with a seismic retrofit of the existing multi-family residential building. The subject property is located at **339 Geneva Street**, in the "R-1250" (High Density Residential) zone, and is described as Lot 5, Block 34 1/2, Town of Glendale Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facility" exemption, pursuant to Section 15301 (e) (1) of the State CEQA Guidelines, because the soft story retrofit upgrades consists of the maintenance of existing multi-family residential dwellings.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, all of the required three findings can be made in support of the application. The Director of Community Development 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.

Originally developed in 1962, the site is a 5,527 square-foot lot with frontage on Geneva Street to the east, and abutting an existing alley to the west. The subject site is currently developed with a 6,377 square-foot, three-story, nine-unit, "soft-story" multi-family residential building with a total of nine parking spaces that are tucked under the existing building. Four stalls front and are accessed from Geneva Street and five stalls face and are accessed from the adjacent alley. All parking spaces are ground-level with the residential units located above.

The applicant would like to retrofit the soft-story to upgrade the existing residential building. This upgrade would require the installation of three seismic retrofit columns that are wider than the existing support columns and would result in a reduction of parking space widths in five of the spaces. Parking space widths are as follows:

- Space 1 will remain 9-foot wide;
- Space 2 will be reduced three inches to 8-feet, 1-inch wide;
- Space 3 will be reduced three inches to 8-feet, 3-inches wide;
- Space 4 will remain 9-foot, 8-inches wide;
- Space 5 will remain 9-foot, 4-inches wide;
- Space 6 will be reduced three inches to 9-feet, 3-inches wide;
- Space 7 will be reduced six inches to 9-feet wide;
- Space 8 will be reduced three inches to 9-feet, 3-inches wide; and
- Space 9 will remain 10-foot wide.

Minimum required parking space width is dependent on whether impediments are located adjacent to the particular space. In the present case, parking spaces 2, 3, 6, 7, and 8 are being reduced in width due to the installation of wider columns. Spaces 2, 3, 6 and 8 are adjacent to an end pole on one side and are required to be a minimum of 9-feet, 7-inches wide. Space 7 is adjacent to end poles on both sides and is required to be a minimum of 10 feet. (The widths of parking spaces 1, 4, 5 and 9 will not be reduced as a result of the proposed work, do not meet the minimum width requirements and, therefore, are considered legal, non-conforming spaces due to this.)

The applicant is requesting approval of an administrative exception to allow for a maximum 20% deviation from a numeric standard in the zoning code, which, in the present case, is parking space width. Specific deviations from code are as follows:

- Space 2 – 8 feet, 1-inch/9 feet, 7-inches = 16% deviation
- Space 3 – 8 feet, 3-inches/9 feet, 7-inches = 14% deviation
- Space 6 – 9-feet, 3-inches/9 feet, 7 inches = 3% deviation
- Space 7 – 9-feet/10-foot = 10% deviation
- Space 8 – 9-feet, 3-inches/9 feet, 7-inches = 3% deviation

There are space restrictions that preclude compliance with the Code requirements. At the front (Geneva Street) elevation, the building is constructed 3.5 feet from the northern interior property line and 9.75 feet from the southern interior property line. Support columns are located between each of the four parking spaces and building walls are located at the northern and southern ends of this row of spaces. New parking spaces cannot be created given existing building setbacks nor can the existing spaces be adjusted as columns are located between each space. Due to the structural design of the existing residential building and the standard method of soft story reinforcement (regulated by the California Building Code) the location of the proposed seismic retrofit is the only location to accomplish this safety upgrade.

The alley frontage of the building is setback similarly to the Geneva frontage. However, this frontage includes five parking spaces which are located along the entire width of the parcel and, therefore, new parking spaces cannot be created. Four support columns are located between the five spaces, two of which will be upgraded as part of the seismic retrofit, which, like the front elevation is the only location to accomplish this safety upgrade.

Granting approval of the Administrative Exception to allow the reduction of the parking space widths is justifiable to accommodate the soft-story retrofit upgrade as it allows the reasonable safety improvement of the building while minimally impacting accessibility to the existing parking spaces.

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 Administrative Exception for reduced parking space width as a result of the soft-story seismic retrofit upgrades will not be detrimental to the public welfare or injurious to the property or surrounding neighborhood. The purpose of a soft-story seismic retrofits is to reinforce openings at the ground floor so buildings can safely withstand lateral forces generated by earthquakes. While wider structural columns will necessarily reduce widths of five parking spaces, the resulting structural enhancement will be beneficial to the property and neighborhood rather than detrimental. These reduced-width spaces will still be usable and only minimally impact tenants of the building. Existing parking spaces will remain, providing off-street parking for the residents, and thereby not impacting the surrounding on-street parking in the area.

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

Granting the minor 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 were developed to allow reasonable use of properties

to promote the public health, safety, and general welfare. The proposed soft-story seismic retrofit upgrades will address structural deficiencies of the existing building and improve its safety in the event of an earthquake. According to Vehicles HQ (vehq.com), the average car width ranges from 5-feet 10-inches to 6-feet, 8-inches. The narrowest space after the retrofit will be 8-feet, 1-inch. The existing parking spaces, albeit with narrower openings, will continue to be usable and provide parking for the residents.

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 as modified and attached to this approval in conjunction with the application for the Administrative Exception. Any modifications as may be required to meet specific Code standards or other conditions shall be 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 to the dwellings or parking 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.

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 effected 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 DECEMBER 22, 2021**, following the actual date of the decision.

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 DECEMBER 22, 2021 deadline (mailed**

to Community Development Department – Planning Division, Attention: Ani Garibyan, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Ani Garibyan at agaribyan@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 the case planner to make arrangements with the cashier. *Note:* The standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line

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

If you have any questions, please do not hesitate to call me at (818) 937-8188 (email: agaribyan@glendaleca.gov).

Anyone wishing to appeal must contact the case planner to obtain forms and information regarding the appeal process and submittal.

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 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 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 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

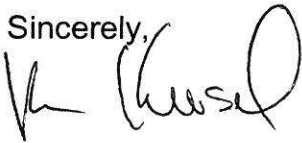
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Ani Garibyan during normal business hours at her direct line (818) 937-8188 or agaribyan@glendaleca.gov, between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,



Roger Kiesel
Planning Hearing Officer
RK:AG: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 (M.Young); 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); 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 – Ani Garibyan.