



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

May 16, 2022

Vahe Nazarian  
1536 Rock Glen Avenue  
Glendale, CA 91205

**RE: 1536 Rock Glen Avenue  
ADMINISTRATIVE EXCEPTION CASE NO. PAE 2121106**

Dear Mr. Nazarian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (G), the Community Development Department has processed your application for an administrative exception to allow rooftop equipment to remain on the roof of an accessory structure (accessory dwelling unit) in the "R1" zone, where rooftop mechanical equipment is not permitted. The ADU has a flat roof and the building has no attic space and no crawl space. The proposed project is located at 1536 Rock Glen Avenue, being a portion of Lot 9, Eagle Dale 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 this application is for mechanical equipment located on the roof of an existing accessory structure.

**REQUIRED/MANDATED FINDINGS**

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer 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 applicant is proposing to maintain mechanical equipment that is located on the flat roof of the accessory dwelling unit (ADU) on their property. There are design improvements and space restrictions on the site that preclude full compliance with the Code. The subject site is fairly flat and the ADU, which was converted from a

garage and enlarged with a permitted addition, is Spanish in style. The roof is flat with a parapet. Due to the flatness of the lot, there is no crawl space below the house. The 4,000 SF lot itself is only 40 feet wide by 100 feet deep, narrower and smaller than the average 50-foot wide lots in the area. Locations around the perimeter of the house and ADU may pose accessibility issues and would require duct work and unsightly furring or soffits running up exterior walls. There is no attic area, due to the flat roof, where the equipment or necessary duct work could be placed. The roof is the only location to place the mechanical equipment, which minimizes the impact to the ADU and maintains functionality. A parapet is located around the entire ADU that helps conceal the equipment.

**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 of the exception will not be detrimental to the surrounding neighborhood. The applicant is proposing to maintain the mechanical equipment on the flat roof. The ADU is located in the rear of the subject site and a parapet around the façade of this structure will conceal the equipment. Therefore, it will not be materially detrimental to the public.

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

The granting of the administrative exception will not be contrary to the objectives of the ordinance in that the subject property will have roof top mechanical equipment on the flat portion of the roof where there is no other place within an attic or crawl space and a ground-mounted unit is not desirable. The ADU on which the equipment is proposed is located at the rear of the subject site and the parapet of the building will alleviate negative visual impacts. For these reasons, the granting of the exception will not be contrary to the objectives of the Zoning Code.

## **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 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) Design Review Board approval or design review exemption shall be obtained prior to the issuance of a building permit.
- 4) That any expansion or modification of the accessory dwelling unit 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.
- 5) That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

#### **APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS**

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 City Council 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 1, 2022**, at the Permit Services Center, 633 East Broadway, Room 101, Monday through Friday 7:00 a.m. to 12:00 p.m., or at Community Development Department, Planning Office, 633 East Broadway, Room 103, Monday through Friday 12:00 p.m. to 5:00 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.ci.glendale.ca.us/planning/SubmittingAProject.asp>

### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended 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 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 day notice by mail to the applicant or permittee.

### **NOTICE – subsequent contacts with this office**

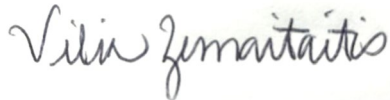
The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, 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.

1536 Rock Glen Avenue  
Administrative Exception Case No PAE 2121106

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Roger Kiesel, during normal business hours at (818) 937-8152 or [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov).

Sincerely,

John Takhtalian  
Interim Director of Community Development



Vilia Zemaitaitis, AICP  
Principal Planner

VZ: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-(S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); 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 – Roger Kiesel.