



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

March 24, 2023

Charles Blaugrund
14994 Marquette Street
MOORPARK, CA 93021

**RE: 1630 WABASSO WAY
ADMINISTRATIVE EXCEPTION CASE NO. PAE-000747-2023**

Dear Mr. Blaugrund:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020(E) for a maximum 20% deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow an existing attached carport to be converted (legalized) to an enclosed three-car garage including a two-car garage with a tandem parking garage at the rear, while the two-car garage has an existing width of 19'-3", which is a 3.75 percent deviation from the minimum required 20-foot garage width for a standard two-car garage (GMC Chapter 30.32.180 Chart I). The Administrative Exception request is in conjunction with an interior remodel and a total of 688 square-foot floor area addition to the rear of the existing one-story single-family residence, located at **1630 Wabasso Way**, in the "R1-I HD" - (Low Density Residential Zone, Floor Area Ratio District I, Niodrara Drive Historic District Overlay Zone) and described as Portion of Lot 27, Tract No. 250, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 ("Existing Facilities") exemption because the structure currently exists and a Class 31 ("Historical Resource Restoration/Rehabilitation") exemption pursuant to Sections 15301 and 15331 of the State CEQA Guidelines, because the proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation.

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 **APPROVED 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 the Administration Exception to allow the conversion of an existing legal carport into a three-car garage with a non-conforming interior dimension (width), in conjunction with the proposed floor area additions at the rear of the existing single-family residence, will result in design improvements to this historic resource, and in addition there are space restrictions on the site that preclude full compliance with the Zoning Code ("Code") requirements without hardship.

The subject property is a 19,950 square-foot, irregularly-shaped, corner lot developed in 1951 with an existing 2,957 square-foot, one-story single-family residence with an attached 807 square-foot carport, extended in 1958. The house is a contributor to the Niodrara Drive Historic District. The carport is facing Niodrara Drive and was converted to a garage sometime after 2014, by the previous owner(s), without the required building permit(s). The current owner(s) is proposing to create a three-car garage (including one tandem space) within the existing carport in

conjunction with a 688 square-foot addition, which brings the total square footage of the house to 3,645 square feet. The Administrative Exception request is to partially convert the existing carport to a three-car garage with a substandard width of 19'-3". This is a 3.75 percent deviation from the Code requirement of 20'-0" minimum interior dimension (width) for a standard two-car garage (in accordance with Chapter 30.32.180 Chart I of the Glendale Municipal Code). The tandem space meets the Code requirements, measuring 12'-0" in width and 20'-0" in depth.

The request is in conjunction with construction of a new 688 square-foot addition. The addition includes a 140 square-foot partial conversion of the existing 807 square-foot carport to a living space (study room), a new gym addition (210 square feet) at the rear of the carport, and conversion of an existing sunroom to a living space at the rear (337 square feet). The proposed project also includes interior remodeling. In accordance with Chapter 30.32.050 of the Zoning Code, three enclosed parking spaces are required for a dwelling unit located in the R1R zone with a gross floor area between 3,500 to 5,999 square feet. In this case, providing the three required covered and enclosed parking spaces would require construction of a new three-car garage, or expansion (and conversion) of the existing attached carport to a three-car garage. To meet the Code requirement, the applicant is proposing to convert the existing carport to a three-car garage with interior dimensions of 19'-3" wide (instead of the required 20 feet) by 20'-0" deep for two of the spaces, and interior dimensions of 12'-0" (wide) by 20'-0" (deep) for one tandem space. The applicant will obtain the necessary building permit(s) to convert the existing carport to a three-car garage with a new code-compliant garage door. According to permit records, the carport was built in 1951 and was extended toward the rear (16 feet by 18 feet) in 1958, providing sufficient space for conversion to a three-car garage with the approval of the requested Administrative Exception.

Granting the Administrative Exception will result in design improvements because allowing the carport structure to remain, rather than altering parts of the roof and wall to meet the required garage width, helps preserve the existing contributing building without significant alterations. The only alteration to the carport that is visible from the street is the addition of a garage door. The proposed garage door is consistent with and complements the architecture of the residence, and the presence of the garage door consistent with the character and style of the house maintains the house as a contributor to the historic district.

The additions at the rear are architecturally consistent with the style of the existing Ranch Style residence, which has been somewhat altered over the years but retains the principles of its design and style. The proposed additions will enclose the existing sunroom at the rear, partially convert the existing space within the carport into a gym, and add a 140 square-foot study room to the rear of the carport. The existing front and side facades, visible from the streets, will remain unchanged. The proposed project will not substantially change the site planning.

In terms of space restrictions on the site, there are two oak trees and numerous shade trees located immediately adjacent to the carport that would be negatively impacted if the carport width were to be expanded. Therefore, the requested exception would allow the reasonable use and improvement of the property without creating hardship or any possible damage to the existing shade and protected indigenous trees on or adjacent to the site. The proposed additions and conversion of the existing spaces into the living spaces are within already developed areas of the property and are not anticipated to harm the protected indigenous trees.

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 to maintain the existing non-conforming interior dimension (width) of the existing carport for conversion to a three-car garage that includes one tandem space, in conjunction with a total of 688 square feet of additions to the existing residence will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood.

The existing carport, which was converted to a garage sometime after 2014, has been used as a garage with a 19'-3" width and will continue to provide enclosed parking spaces for the residence. Additionally, the proposed modifications to the existing carport to add a parking space and therefore provide three enclosed, covered parking spaces, will bring the property into compliance with the Code parking requirement. The proposed additions will result in reasonable improvement of the site, while the character-defining features of the residence as a contributor in the adopted historic district will be maintained. The indigenous protected trees adjacent to the carport will be preserved.

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

Approval of the Administrative Exception to allow a minor deviation from the minimum Code-required parking width standard will not be contrary to the objectives of the applicable regulation (GMC Chapter 30.32.180 Chart I). The objective of the standard is to ensure sufficient parking is provided on-site to accommodate occupants of the building and therefore to not impact the surrounding neighborhood. The partial conversion of the existing attached carport to a garage will provide three enclosed parking spaces as required by Code. The proposed building modifications comply with the remaining Code requirements for the R1-I HD zone. 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 to promote public health, safety, and general welfare. Granting an administrative exception for a nine-inch reduction from the minimum required garage width of 20 feet will allow reasonable development of the site that meets other Code regulations without a significant change to the site layout. Therefore, granting the exception 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 Planning Hearing Officer.
- 2) That all necessary permits shall be obtained from the Building and Safety Division 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 application, shall require a new application as determined by the Planning Hearing Officer.
- 4) That Historic Preservation Commission (HPC) approval/exemption shall be obtained prior to issuance of a building permit.
- 5) That the deck expansion at the northeast corner of the front façade, shown on the plans submitted with this application, is not a part of this application review or approval, and is subject to Historic Preservation Commission (HPC) approval/exemption.

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 so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed application within fifteen (15) days following the actual date of the decision. Information regarding appeals will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140. **ANY APPEAL MUST BE FILED ONLINE WITH THE PRESCRIBED FEE PRIOR TO EXPIRATION OF THE 15-DAY APPEAL PERIOD, ON OR BEFORE APRIL 10, 2023, AT 5:00 P.M. ALL APPEALS MUST BE FILED USING THE CITY'S ONLINE PERMITTING AND LICENSING PORTAL, PLEASE VISIT WWW.GLENDALEPERMITS.ORG TO SUBMIT THE APPLICATION.**

APPEAL FORM is also available on-line:

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

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 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, Aileen Babakhani during normal business hours at her direct line (818) 937-8331 or ababakhani@glendaleca.gov, between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,
Bradley Calvert
Director of Community Development

Cassandra Pruett
Planning Hearing Officer
CP:AB:sm

Administrative Exception Case No. PAE-000747-2023
1630 WABASSO WAY

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(J.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 – Aileen Babakhani.