

March 29, 2023

Vaughan Trammell

Architect

1912 Benecia Avenue

Los Angeles, CA 90025

&

Wendy and Phil Kazanjian

406 Glen Aire Drive

Glendale, CA 91202

**RE: 410 GLEN AIRE DRIVE**

ADMINISTRATIVE EXCEPTION CASE NO. PAE-000852-2023

(SEE ALSO VARIANCE CASE NO. PVAR2118481)

Mr. Trammell:

The Community Development Department has processed your application for an Administrative Exception pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020(E), to allow a new 3,430 single family three-story single-family home with an attached two-car garage while providing a 15-foot long driveway instead of the code-required 18-foot long driveway (17% deviation), and an 18-foot deep garage instead of the code-required 20-foot deep garage (10% deviation). The subject property is located at **410 Glen Aire Drive**, in the R1R-II Zone (Restricted Residential Zone, Floor Area Ratio District II), described as Lot C, as shown on Parcel Map GLN. No. 1256, filed in Book 106, Page 12 of Parcel Maps in the office of the Los Angeles County Recorder.

## CODE REQUIRES

1. 18-foot long driveway.
2. 20-foot deep garage.

APPLICANT’S PROPOSAL

1. 15-foot long driveway.
2. 18-foot deep garage.

ENVIRONMENTAL DETERMINATION

The project is exempt from California Environmental Quality Act (CEQA) Review as a Class 3 New Construction or Conversion of Small Structure per Section 15303(a) because it is construction of one single family residence in a residential zone.

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED WITH CONDITIONS** the Administrative Exception request, based on the following findings:

**REQUIRED/MANDATED FINDINGS**

**FINDINGS FOR ADMINISTRATIVE EXCEPTION REQUEST**

**A. The granting of the exception will result in design improvements, or there are space restrictions on the site which preclude full compliance with code requirements without hardship;**

The application request is to build a new 3,430 single family three-story single-family home with an attached two-car garage on a 10,471 single family vacant lot in the R1R-II Zone (Restricted Residential Zone, Floor Area Ratio District II) while providing a 15-foot long driveway instead of the code-required 18-foot long driveway (17% deviation), and an 18-foot deep garage instead of the code-required 20-foot deep garage (10% deviation), under the provision of GMC 3.44.020(E) which allows for a maximum 20% deviation from one or more numeric standards.

The subject site is on a down-sloping lot with an average current slope of 68.7%. The site is similar to the other two hillside lots on the southern side of Glen Aire Drive in terms of lot size and topography. The proposed single-family residence and attached two-car garage is proposed to be located close to the front property line with a street front setback of ten feet (10’).

The granting of the exceptions will result in design improvements. If the building were to comply with the required standards of a driveway length of 18 feet and a garage depth of 20 feet, the massing of the dwelling and attached garage would project farther from the slope and would loom over adjacent properties downslope of the subject site. Such a building would not comply with the hillside design guidelines that specifically recommend that new houses reflect the topography and slope, and that encourage building into the hillside to diminish visual impact of mass and scale, even if significant grading may be required. By granting the exception the building design will be improved by providing better stepping with the topography which will help reduce apparent massing. With a shallower garage, the upper floor will step back from the lower floors to achieve the terracing desired by the Guidelines.

**B. The granting of the exception, with any conditions imposed, 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; and**

The 15-foot-long driveway, plus the three-foot apron that is outside of the roadway, will be equivalent to the required 18-foot driveway length. This will allow a vehicle to pull into the driveway and park without interfering with vehicular or pedestrian circulation on Glen Aire Drive. Besides, there is only one other adjacent property at the end of the cul-de-sac and given the minimal traffic on the somewhat remote location of this dead-end street for this project, no negative impacts are anticipated from the proposed driveway length with regards to traffic. The reduced interior depth of the garage at 18 feet will also not impact the neighborhood since the garage will still provide adequate enclosed area for off-street parking of vehicles.

The reduced driveway length and 18-foot-deep garage will aide in compliance with terracing of the building per the Hillside Design Guidelines, while still being sufficiently sized to accommodate access and storage of a standard vehicle. The Public Works Traffic Section commented that due to a narrow street width, on-street parking shall be prohibited directly across the proposed driveway to allow operational access, and that parked vehicles on the proposed driveway shall not extend into the travel way (restricted parking in this manner is consistent with other driveways on this street); therefore, a condition of approval addresses these comments.

For these reasons, the project will still provide sufficient off-street parking and access to that parking and therefore is not anticipated to be materially detrimental or injurious to the public welfare of neighboring properties.

**C. The granting of the exception will not be contrary to the objectives of the applicable regulations. Decisions related to development in the ROS and R1R zones shall consider the hillside development review policy contained in Section 30.11.040(A).**

The purpose of the minimum driveway length is to provide an adequate space to allow vehicle to access required parking spaces within a garage and to ensure that any temporary parking of vehicles on the driveway does not impact public right-of-way circulation. The purpose of a 20-foot-deep garage is to house those vehicles. The approval of a reduced driveway length and 18-foot-deep garage will not be contrary to the objectives of the ordinance since sufficient off-street parking and access to that parking will be provided. The driveway will provide the intended temporary off-street parking and not interfere with the flow of traffic or create a safety hazard.

Granting the reduced garage depth request will allow the building to better comply with the Hillside Design Guidelines. With a shallower garage, the upper floor will step back from the lower floors to achieve the terracing desired by the Guidelines. An 18-foot-deep garage provides adequate coverage for vehicles.

In conclusion, the requested exceptions in this case are sensible and afford the property owner a fair opportunity in developing a vacant property similar to other residences in the immediate vicinity.

**FINDINGS FOR HILLSIDE DEVELOPMENT REVIEW**

**A. Development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by city council.**

**B. Development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout.**

**C. Site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.**

**D. Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.**

**E. The architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.**

The proposed development is in keeping with hillside development review policy in Glendale Municipal Code Chapter 30.11.040 (A), hillside design guidelines, and the landscape guidelines. The proposed 3,430 square-foot, three-story single-family home with an attached two-car garage has a floor area ratio (FAR) of 0.28 which is the same as the house adjacent to it (the adjacent property on the other side is vacant). Although the neighborhood average FAR is 0.21, the project’s use of stepping, façade plan variation, and material color and variation help reduce the sense of mass and scale. The sensible size, scale, bulk/mass and site layout appears to be appropriate for the neighborhood and replicates the existing development pattern along Glen Aire Drive and Kempton Road. The building is designed as a one-story house as viewed from Glen Aire Drive, consistent with the street pattern. The building is designed as a three-story house as viewed from Kempton Road, consistent with the street pattern. The building maintains required setbacks except on Glen Aire Drive, where it is being pushed closer to the street and into the hillside to reduce the building’s massing and scale. This site layout is consistent with the street pattern. Seventy-five percent of the site will be maintained as ungraded open space. The building is pushed into the hillside and designed with cantilevered decks to provide outdoor space in lieu of grading the hillside. The driveway is designed as an open bridge to reduce massing and preserve the hillside beneath. The two oak trees located 20 feet from the west property line will not be impacted by the project and the landscaping plan will be reviewed by the Urban Forestry Section during design review to ensure the oak trees will not be impacted. The landscaping plans include low-water use species’ appropriate to the hillside. The new home and garage will be designed in a contemporary style with a natural color scheme and low-pitched and flat roofs, consistent with the street pattern.

**CONDITIONS OF APPROVAL**

**APPROVAL** of the 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, 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 design review approval or exemption shall be obtained prior to the issuance of a building permit.

4) That any expansion or modification of the project which is different than what is represented as part of this Administrative Exception approval shall require a new application as determined by the Planning Hearing Officer.

5) That on-street parking shall be prohibited directly across the proposed driveway to allow operational access due to a narrow street width and that parked vehicles on the proposed driveway shall not extend into the travel way.

6) That development shall not encroach into the storm drain or sewer easements.

7) That the applicant shall comply with all the conditions of approval for Variance Case No. PVAR2118481.

**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. Appeals must be filed prior to expiration of the 15-day period, on or before **APRIL 13, 2023**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or by contacting the case planner, Cassandra Pruett, at cpruett@glendaleca.gov or 818-937-8186.

All appeals must be filed using the City’s online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click “Apply,” type “appeal” in the search bar, and apply for “Appeal of Planning Decision.”

**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 the 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, Cassandra Pruett, during normal business hours at (818) 937-8186 or via e-mail at cpruett@glendaleca.gov.

Sincerely,

Bradley Calvert

Director of Community Development

Dennis Joe

Senior Planner

DJ:CP: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/ .Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (J.Sada/R.Mardian); 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); P.Dugan; J.Kussman; H.Schlinger & J.Rigott; E.Tarkhanian; and case planner – Cassandra Pruett.