



June 29, 2023

Aris Artunyan
7054 Shadygrove Street
Tujunga, CA 91042

**RE: 1007 EAST LEXINGTON AVENUE
ADMINISTRATIVE EXCEPTION CASE NO. PAE-001377-2023**

Dear Mr. Artunyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (D), an Administrative Exception has been processed to allow for a 98 square-foot (SF) addition at the rear of an existing single-family dwelling without providing the required two (2) off-street, enclosed parking spaces, as required by Glendale Municipal Code (GMC) Chapter 30.32.030(B)(3) and Chapter 30.32.050 Table 30-32.-A. The subject property is located at **1007 East Lexington Avenue** in the "R-1650" (Medium-High Density Residential) Zone, and described as Leavitt Tract, Lot 12 and portion of vacated alley to the north, in the City of Glendale, County of Los Angeles, as per map recorded in Map Book 14, Page 4 of Maps in the Office of County Recorder of the County of Los Angeles.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301 of the State CEQA Guidelines because the project proposes an addition to existing building that is less than 2,500 SF and will not result in an increase of more than fifty percent of the floor area of the structures before the addition.

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.**

The subject property is a 6,750 SF lot originally developed in 1922 with a 1,297-SF, one-story, single-family residence, and detached garage. The site is located on the north side of East Lexington Drive and includes three bedrooms and one bathroom.

In 2018, the existing detached garage was converted into an Accessory Dwelling Unit (ADU), leaving no enclosed parking on site as required by GMC 30.32.090. The applicant is proposing a 98 SF addition at the rear (north façade) of the existing residence that would add a bathroom and closet.

Pursuant to GMC 30.32.030(B)(3), additional floor area to any dwelling unit may be permitted only when the number of off-street parking spaces provided is equal to or greater than the number that would be currently required for the entire building if it were newly constructed. Lots in the R-1650 zone, where only one dwelling unit up to 3,499 SF in size exists, are required to provide two enclosed parking spaces. The applicant is requesting a deviation from the requirement, to provide no enclosed off-street parking.

Due to the conversion of the existing garage to an ADU, the original parking on site was removed in 2018. Requiring the construction of a new garage would not be feasible due to site constraints. There is not enough space in front of or adjacent to the ADU to meet the required 5-foot separation between buildings or to provide a building with enough square footage to meet the minimum required interior garage dimensions of 20 feet by 20 feet needed to satisfy the parking requirement. Additionally, a new garage adjacent to the ADU would not be accessible by the existing driveway. For these reasons, granting approval of the Administrative Exception request to not provide new enclosed parking will allow for reasonable development of the property without imposing impractical difficulties and hardship.

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 not provide the required enclosed parking will not be detrimental to the public welfare or injurious to the property or improvements in the R-1650 zoned neighborhood in which the property is located. It is not anticipated that the proposed addition will increase the number of cars at the property or create a higher need for parking because the project will be a minor addition of only a bathroom and closet with no additional bedrooms. Since the bedroom count at the residence is not being increased, it is not anticipated that the resident count will increase. While the residence will become minimally larger, the use of the building as a single-family residence will remain. The residence is located just east of North Glendale Avenue and within ¼-mile walking distance to commercial services, amenities, and public transit provided along this main thoroughfare. East Lexington Avenue does not require permitted street parking, therefore street parking on it and adjacent streets is readily available. Further, the property features a long (nearly 100-foot) driveway available for temporary parking. As such, the applicant's request 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 parking regulation is to provide for the general welfare and convenience of persons utilizing the various uses located within the city through the provision of suitable off-street parking and to protect the public safety by lessening traffic congestion on the public streets. The applicant's request to provide no enclosed parking will still comply with the intent of the parking regulation and will not be a detriment to the public welfare because the residence is located with ¼ mile walking distance to North Glendale Avenue, which provides numerous commercial services, amenities, and access to transit; and East Lexington Avenue and adjacent streets have ample street parking available to residents. Further, the property features a nearly 100-foot-long driveway available for temporary parking. Since the project does not include the addition of a bedroom, it is not anticipated to create an increase in the number of cars parked at the property. 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 the public health, safety, and general welfare. The development meets all other zoning requirements for the R-1650 zone, including floor area, lot coverage, and landscaping, and the proposal is consistent with the Comprehensive Design Guidelines for Single-Family properties. For these reasons, the applicant's request to provide no enclosed parking in conjunction with the proposed 98 SF addition will allow reasonable development and 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 submitted with the application for the Administrative Exception, except for 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 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 Hearing Officer.
- 4) That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
- 5) That Design Review approval shall be obtained prior to the issuance of a building permit.

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 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.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," "Skip...", then type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before JULY 14, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Kasey Conley, at KConley@glendaleca.gov or 818-937-8185.

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.

APPEALS

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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 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.

You may contact the case planner, Kasey Conley at (818) 937-8185 or via e-mail at kconley@glendaleca.gov.

Sincerely,
Director of Community Development
Bradley Calvert



Cassandra Pruett, AICP
Planning Hearing Officer

CP:KC:sm

cc: City Clerk (K.Cruz); City Attorney's Dept. (G. van Muyden/Y.Neukian/M.Yun); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/F.Garcia/K.Runzer); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyanyan / M.Oillataguerre/ R. Villaluna); Traffic (P.Casanova/S.Roudsari); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Facilities (K.Todd); and case planner Kasey Conley.