



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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November 9, 2023

Janelle Williams  
Williams Land Use Services  
2418 Honolulu Avenue, Unit "B"  
Montrose, CA 91020

**RE: 3611 2<sup>nd</sup> AVENUE  
VARIANCE CASE NO. PVAR-001380-2023**

Dear Ms. Williams:

On October 25, 2023, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code GMC), Title 30, Section 30.43, requesting a Standards and Setback Variance to demolish an existing 266 square-foot detached garage and to construct a new 271 square-foot detached garage located within the required street front setback (one foot, four inch proposed; 25 feet required) with reductions to the required interior dimensions of a two-car garage (13 feet, 4 inch by 17 feet, 4 inch proposed; 20 feet by 20 feet required), required garage door width (12 feet, 8 inch proposed; 16 feet required), and required driveway length (one-foot, four-inch proposed; 20 feet required) on a 4,000 square-foot parcel, zoned R1 II (Low Density Residential, Floor Area District II) Zone, located at **3611 2<sup>nd</sup> Avenue**, described as Lot 99, Licensed Surveyors Map, and developed with a 760 square-foot single-family dwelling, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

- 1) The minimum street front setback for a building is 25 feet in the R1 Zone (Table 30.11-B).
- 2) The minimum interior dimensions for a two-car garage are 20 feet (width) by 20 feet (length) (30.32.180 Chart I).
- 3) The minimum garage door dimension for a two-car garage door is 16 feet (width) (30.32.180 Chart I).
- 4) The minimum driveway length is 20 feet in the R1 Zone (30.32.130 (G) (4) ).

**APPLICANT'S PROPOSAL**

- 1) The applicant is proposing to construct a new detached garage set back one foot, four inches from the street front property line.
- 2) The applicant is proposing to construct a new detached garage with the interior dimensions of 13 feet, four inches by 17 feet, four inches.
- 3) The applicant is proposing to construct a driveway with a length of one foot, four inches.

### ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 3 of the State CEQA Guidelines because the project involves construction of a detached garage (accessory structure).

### **REQUIRED/MANDATED FINDINGS**

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

Pursuant to Section 30.43.030 of the Glendale Municipal Code, a Variance shall be granted only if the review authority first finds that:

**A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance. The applicant proposes to demolish the existing 266 square-foot detached garage sited approximately one foot, four inches from the street front property line, and construct a new 271 square-foot detached garage substantially in the same manner in terms of setback (one foot, four inches proposed), interior garage dimensions (13 foot, 4 inches by 17 foot, 4 inch proposed), and garage door dimensions (12 feet, 8 inch by 7 feet proposed). The applicant's desire is to demolish the dilapidated detached garage and reconstruct a new garage in the same location and similar configuration on the property. If the new detached garage were to comply with required street front setback (minimum of 25-feet), interior dimensions of a two-car garage (20-feet by 20-feet) and the driveway length (minimum of 20-feet) for R1 zoning standards, substantial modification to the existing dwelling and conflicts with the landscaping requirement of the entire lot would occur. Three scenarios were evaluated for siting a new code compliant two-car garage, either at: i) the eastern interior side yard attached to the side of existing house; ii) the northeastern corner of the rear yard detached from the house with direct driveway access into the garage; or iii) the northwestern corner of the rear yard with an extended driveway and a 90-degree lefthand turn into the garage.

Under the first scenario, constructing a new two-car garage at the eastern side yard that is attached to the dwelling would result in space restrictions requiring substantial modifications/demolition to the existing house. The subject property is developed with a modest 760 square-foot dwelling that is set back approximately 20 feet from the street and 13-feet from the eastern interior property line. Because there is limited buildable area at the eastern side yard (13 feet) to accommodate a compliant 20-foot by 20-foot garage, portions of the existing dwelling would have to be substantially reconfigured and demolished to accommodate placement of an attached garage at this location.

Additionally, the zoning code requires attached garages to be set back four feet from the interior property line resulting in further reconfiguration and demolition of the building. Consequently, the construction of an attached garage at the eastern side yard will result in unnecessary hardships and practical difficulties with extensive modifications to the existing dwelling.

The second scenario is to site a detached two-car garage at the northeastern corner of the rear yard. At the rear portions of the subject property, the dwelling is set back approximately 31-feet from the northern rear property line and has an available area to construct a two-car garage with a straight driveway configuration along the eastern interior property line. However, there are space restrictions at the rear yard to accommodate a code compliant detached garage with a 20-foot by 20-foot interior with a code required 25-foot outer turn radius to allow a vehicle ingress and egress without demolishing portions of the existing house. Beginning from the street, the driveway would be approximately 10 feet wide to fit within the limited 13-foot interior setback at the eastern yard and would be required to expand in width to match the opening of a 16-foot wide garage door to accommodate unobstructed vehicle access to the required parking spaces. Given that a code compliant two car garage requires a minimum of 20 feet dimensions (length and width), space restrictions would occur to accommodate a 25-foot outer turn radius in front of the garage without demolishing rear portions of the house resulting in practical difficulties.

Similar to scenario two, the third scenario is to site a detached two-car garage at the northwestern corner of the rear yard with a side-yard facing garage door, and vehicular access provided by an extended driveway that spans the length of the lot with a 90 degree turn into the garage. There are practical difficulties associated with this scenario. The minimum landscape requirement for properties in the R1 zone is 40 percent of the lot (Table 30.11.-A, GMC Section 30.11.030) and the site is currently developed with 1,973 square feet (49.3%) of landscaping. In order to accommodate this third scenario, a significant amount of landscaping would have to be removed, which would reduce the amount of landscaping to 971 square feet (24 percent). Accordingly, the project would no longer comply with the minimum landscape requirement and a separate variance would be required.

As a result of the analysis provided above, the strict application of the provisions of zoning code would result in practical difficulties or unnecessary hardship inconsistent with the general intent of the ordinance.

**B. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

Along the street front of the subject property, there is an existing stone retaining wall parallel to 2<sup>nd</sup> Avenue and was constructed during the time of original development of the landform (circa 1920's). The North Glendale Community Plan identified these stone walls as examples of pre-1950's construction where native stone was used as primary building material for the neighborhood's early development and identifies that these stone structures should be retained and protected when feasible. If the proposed detached garage were to be constructed one foot, eight inch (as requested), but constructed to comply with 20 feet by 20 feet interior dimension and 16-foot width dimension for a two-car garage door, the footprint of the new garage would encroach into areas occupied by the existing stone



retaining wall. Portions of the stone retaining would be demolished and will result in an exceptional condition that is inconsistent with the North Glendale Community Plan preserving stone structures.

**C. That the granting of the variance 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**

Granting the requested variances will not be materially detrimental to the public or injurious to the property or improvements in the R1 zoned neighborhood. The objective of the Zoning Code is to protect the character of the neighborhood and ensure sensible development. The objective of the street front setback requirement is to ensure that the setbacks of buildings from a street respect the existing or preferred neighborhood character, maintain an attractive rhythm and streetscape, and provide landscaped open space along the street. The approval of a reduced street front setback and driveway length will not be contrary to the objectives of the ordinance because the proposed development will be substantially in the same location as the existing detached garage in terms of setbacks (one foot, four inches proposed), interior garage dimensions (13 feet, 4 inches by 17 feet, 4 inch proposed), and garage door dimensions (12 feet, 8 inch by 7 feet proposed). The applicant's proposal is to reconstruct the detached garage at the same location and configuration on the property to minimize landform alteration and avoid unnecessary modifications to the existing house and stone retaining walls. The design of the existing garage is partially clad with stone on the eastern and western elevations. To maintain the character of the neighborhood, the river rock from the existing garage will be salvaged during demolition and re-applied onto the elevations of the new garage.

**D. That the granting of the variances will not be contrary to the objectives of the ordinance.**

Granting the requested variances for a reduced street front setback, driveway length, and garage dimensions will not be contrary to the objectives of the ordinance because the proposed development will be substantially in the same manner as the existing detached garage in terms of setbacks, interior garage dimensions, and garage door dimensions. The applicant's desire is to reconstruct the detached garage at the same location and configuration on the property to minimizes landform alteration and avoid unnecessary modifications to the existing house and stone retaining walls. The design of existing garage is partially clad with stone on the eastern and western elevations. To maintain the character of the neighborhood, the river rock from the existing garage will be salvaged during demolition and re-applied onto the elevations of the new garage. According to city records, there is an absence of incident regarding parking issues involving a substandard garage without a driveway.

As a result, approval of the requested variances would allow for reasonable development of the site in such a manner that is not incompatible with the surrounding neighborhood and affords the property owner a reasonable means to reconstruct a dilapidated garage.

**APPROVAL** of the Variance shall be subject to the following conditions:

**CONDITIONS OF APPROVAL**

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Hearing Officer.
2. That all necessary permits (i.e., building, fire, engineering, etc.) 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 additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plan check.
4. That separate permits are required for all work within the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspection for work within the public right-of-way.
5. That Design Review Board approval/exemption shall be obtained prior to the issuance of a building permit.
6. 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.
7. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
8. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.
9. That the applicant shall comply with all requirements of the Glendale Water and Power Engineering Department, as specified in their memo dated May 17, 2023, to the satisfaction of the Department Director.

**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 and in person 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](http://www.glendaleca.gov/Permits). Create an account, click "Apply," 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 **NOVEMBER 27, 2023**, in the Community Development Department or contacting the case planner, Dennis Joe at [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov) or 818-937-8157.***

#### **GMC CHAPTER 30.41 PROVIDES FOR**

##### Termination

Every right or privilege authorized by a Variance 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

A Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance 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 Variance.

#### **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 variances. 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 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, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).

Sincerely,  
Bradley Calvert  
Director of Community Development



Vista Ezzati  
Senior Planner  
VE:DJ::sm

CC: City Clerk (K.Cortes); Building and Safety (M.Lhotsky); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt); Economic De. (M.Berry); Housing (P.Zovak/M. Fortney/A.Brownell); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G.Van Muyden/Y.Neukian/M.Yun); Fire Engineering Section- (J.Diaz/S.Partamian/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/E.Hakoupiani/K. runzer); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian/E.Hakoupiani/ H.Barkhordian/ D.Scorza ); Police Dept. (Lt.A.Krikorian/Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyanyan / M.Oillataguerre/ R. Villaluna); 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 – Dennis Joe.