



December 29, 2014

META Housing Corporation
Attn: Kristen McLane
1640 S Sepulveda Blvd. Suite 425
Los Angeles, CA 90025

**RE: 121 North Kenwood Street
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1421483**

Dear Ms. McLane:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.070, the Planning Hearing Officer has processed your application for an Administrative Exception to allow a maximum 20% deviation from one or more numeric standards in the zoning code. The deviations will be driveway transition slopes of 7.5% in lieu of the required 6% slope (a increase of 12.5%) and private storage units of 20 square feet of surface area in lieu of the required 24 square feet required (a decrease of 17%) in a new project consisting of a 5-story, 70 unit affordable housing apartment building and existing gymnasium (YMCA) proposed at 121 North Kenwood Drive, being a portion of Parcel A of Parcel Map No. 1335-A in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from environmental review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Section 15301.

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 subject project is located in the East Broadway District of the Downtown Specific Plan (DSP) where the zoning code allows a maximum driveway slope of 15%. At both ends of the driveway, transition areas are required for a distance of five feet at a slope no more than one-

half of the proposed maximum slope. A down slope driveway such as the one proposed for the project needs another five-foot transition where the slope cannot exceed one-quarter of the proposed maximum slope.

For the project, the applicant is proposing a 12% maximum slope. This would require two transition areas of not more than 6% and one transition area upon entering the garage not exceeding 3%. In lieu of the transition areas required by code, the applicant is proposing two transition areas of 7.5%. The building will have two entrances to the parking area. The entrance where the applicant is asking for the exception will be off the alley immediately south of the building. The first transition will be made from the alley itself to the first portion of the driveway, which has a slope of 7.5%. This slope is only marginally higher than the 6% maximum required by code. By allowing this slight increase in slope at both ends, the driveway will not encroach into any required drive aisles and will allow the inclusion of 277 parking spaces for the multi-family building and the YMCA.

The new multi-family building is required to provide 90 cubic feet of storage space outside the unit with a minimum level surface dimension of 24 square feet. For this project, the applicant is proposing a surface dimension of 20 square feet (4'x5'). Typically, storage units are placed above the parking spaces in a semi-subterranean or subterranean garage. Due to the generous amount of parking being provided to accommodate not only the renters in the project but a large and diverse clientele that utilizes the YMCA, the applicant is proposing individual storage containers for the 70 units in four areas of the parking garage. To get to the required 90 cubic foot standard, additional height for each space will be provided that will actually be more useful and more easily accessible for storage purposes. The deviation in the surface area is de minimus and the code required amount of space is still being provided.

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 marginal deviation in ramp percentage and surface area of the private storage spaces will not be materially detrimental to the public or injurious to the property or improvements in the area of the proposed project. The allowance for a minor adjustment to the ramp serving one of the parking garage entrances will still allow safe ingress and egress to occur without difficulty while allowing the designer to add more parking spaces to be utilized by the tenants in the apartments and the clientele visiting the YMCA.

The applicant will still provide the required 90 cubic yards of storage space per unit as required by code but place them in 4 separate areas around the parking garage. The added height of the storage containers will make them more accessible by the tenants and will certainly not be detrimental to the public or property itself.

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

The purpose of the slope transition standard is to ensure clearance of standard vehicles when using driveways to access sites. For this project, a minor deviation in the maximum slope will

not be contrary to the objectives of applicable regulations as cars will still be able to enter and exit safely from the alley while allowing for more parking spaces to be provided in the structure.

The exception to the surface area regulations will also not be contrary to the applicable regulations in that the code required amount of storage space will still be provided for each unit. A minor change in the height of the surface area is allowing the units to be built in four separate areas of the garage instead of directly over the parking stalls as is usually the case in many developments. Each unit will benefit from the approval of the exception in meeting applicable objectives of the zoning 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 Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 3) Separate permits are required for all work in the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
- 4) That Design Review Board approval shall be obtained prior to the issuance of a building permit.
- 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.

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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 January 13, 2015**, at the PSC, 633 East Broadway, Room 101, Monday through Friday 7:00 a.m. to 12:00 p.m., or at CDD, 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>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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.

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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, 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 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.

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.

Sincerely,



Roger Kiesel
Planning Hearing Officer

RK:sm