glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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May 13, 2014

LPC West, LLC
LLC agent for MS – 207 Goode LLC
915 Wilshire Boulevard, Suite 2050
Los Angeles, CA 90017

RE: 207 GOODE AVENUE
PARKING EXCEPTION CASE NO. PPEX 1407145

(DIRECTOR OF COMMUNITY DEVELOPMENT REVIEW)

Dear Sirs:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception for the property at 207 Goode Avenue, Glendale. The application is hereby **APPROVED**, based on the following analysis and findings and subject to the following conditions.

PROJECT PROPOSAL

The applicant is requesting a parking exception to allow for a gym/health club use without providing the minimum required on-site parking for the property located at 207 Goode Avenue.

SUMMARY AND BACKGROUND

The applicant, LPC West, LLC, is proposing to locate an Equinox gym in an existing building located at 207 Goode Avenue. The subject site, approximately 34,000 square feet, is located on the north side of Goode Avenue between Brand Boulevard and Central Avenue. The existing eight story, 173,000 square-foot building was designed for office use. Currently, a regional office for Whole Foods is located on the seventh and eight floors. Avery Dennison's world headquarters occupies the fifth and sixth floors. Floors one through four are currently vacant. The proposed Equinox gym will occupy approximately 3,200 square feet of the ground floor and the entire second floor (24,400 square feet) of the building.

As previously mentioned, the 207 Goode building was developed for offices and includes parking spaces in the shared garage located directly north of the building shared by adjacent office buildings. The 207 Goode building is allotted 510 parking spaces per a parking covenant between the 207 Goode building and the parking garage. The 510 parking spaces provided at the parking garage is more than the required 346 parking spaces for the 173,000 square-foot building (2 spaces per 1,000 square feet) if the building were to be parked at office use only.

Currently, the 5th through 8th floors are office use. The required parking spaces for these four floors total 174 spaces based on 87,200 square feet. Assuming that the 3rd and 4th floors are occupied as office as well, these two floors would require 109 parking spaces based on the maximum allowed buildable square footage of 54,500. Also, there is a small portion of the first floor which totals 3,700 square feet and 7 spaces would be required for this area. The total parking for the office use for the 207 Goode building would be 290 parking spaces based on the above calculations. (Exhibit 1 of this report is a spreadsheet detailing the square footages and parking counts for each floor)

Gyms and health clubs require 10 spaces per 1,000 square feet of floor area, substantially more than the parking requirements for office use. The proposed Equinox gym totals 27,600 square feet. Per code, the gym would need to provide 276 parking spaces. With the allotted parking spaces available at parking garage directly north of the 207 Goode building, the gym can only be allotted 220 parking spaces. A parking exception for 56 spaces is being requested by the applicant to allow for the use of the gym at the 207 Goode building.

PARKING EXCEPTION REQUEST

The Code requires that upon the change of use within an existing building, additional parking spaces be provided for the new use over and above the number of spaces required by the prior use. In many cases, a strict application of the parking code to require full on-site parking for these uses is not practical and would prevent businesses from locating in the project area.

The building was constructed for office use and requires 2 spaces per 1,000 square feet of floor area. The proposed gym/health club will require 10 spaces per 1,000 square feet of floor area. According to Chapter 30.32.030 and 050 of the Glendale Municipal Code, the parking shortfall for the new gym/health club will be 56 parking spaces.

Use(s)	Parking Required	Comments
Built: 173,000 SF Office	**2 spaces per 1,000 SF = 346 spaces**	**510 spaces are currently allotted for this building located directly north in a parking garage**
Proposed: 27,600 SF Gymnasium use	**10 spaces per 1,000 SF = 276 spaces**	**Because the 510 spaces provided is more than the required parking for office use, only 56 parking spaces are being requested for a parking exception**

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development has determined that Parking Exception Case No. PPEX 1407145, a request for a 56-space parking exception in conjunction with an Equinox gym at 207 Goode Avenue, meets the findings of Section 30.32.020 as follows:

A. Parking spaces required for the proposed use or construction proposal cannot reasonably be provided in size, configuration, number of spaces or locations specified by the provisions of this title without impairment of the project's viability.

Parking spaces required for the proposed use or construction proposal cannot reasonably be provided in size, configuration, number of spaces or locations specified by the provisions of this Title without impairment of the project's viability because the site is fully developed with office buildings, parking garage, plazas, driveways and landscaping and cannot accommodate additional areas for parking. The existing parking garage is located directly north of the 207 Goode building. Additional office buildings are located east, west and northeast of the subject building. Motor courts bisect the site in an east/west direction. A plaza is located in the northeast portion of the property and scattered landscaped areas are located throughout the site. There is no vacant area on the site to locate additional parking nor could the existing parking be arranged more efficiently to accommodate new spaces.

B. The parking exception will serve to promote specific goals and objectives of the adopted plan for the Central Glendale Redevelopment Project Area and will be consistent with the various elements of the General Plan and will promote the general welfare and economic well being of the area.

The subject site is located within the Central Glendale Redevelopment Project Area. Goals of this Project Area include the elimination and prevention of blight, the provision for increased revenues to the City, and the promotion of private sector investment. The building in which the gym seeks to be located was constructed in 2008. The building was vacant up until 2013 when Whole Foods occupied the 7th and 8th floors. In 2014, Avery Dennison's world headquarters occupied the 5th and 6th floors.

Gym/health club tenancy in this building will assist, in part, by occupying vacant office space within downtown Glendale and assist in preventing blight within this intense commercial area. While gyms will not generate significant revenue or sales activity, gym members may patronize nearby businesses in the evenings and on weekends, which will indirectly result in increases in

revenue to the City and will help create the 18-hour downtown desired by the City. Additionally, the location of the gym in a high-intensity commercial office area will provide an amenity to nearby employees as well as employees within the building who may use it before and after work and during lunch, potentially alleviating peak hour vehicle trips.

The site is located in the DSP - Gateway District of the downtown, which encourages a compatible mix of offices, retail, restaurant and entertainment uses. The gym is a commercial use that will provide an amenity to the significant population of office workers in the immediate neighborhood as well as the large residential population north of the site. Additionally, the gym will help invigorate the commercial campus during hours and days where office environments are generally not dynamic and will indirectly foster economic and commercial activity. With the exception of Arden Avenue, all adjacent streets are classified as major arterial streets in the Circulation Element and can accommodate the incremental additional automobile traffic generated by the proposed use. Public and private utilities can accommodate the gym use. While the Public Works Department cites moderate demand for on-street parking in the neighborhood, adjacent streets already prohibit curbside parking. Only a limited segment of the motor court driveway (within the development) permits this type of parking. There are no significant residential uses near the subject site. Glendale Water and Power did not cite any concerns related to the proposed use.

C. The project involves exceptional circumstances or conditions applicable to the property involved, or the intended use or development of the property that do not apply generally to other property in the area.

The 207 Goode building is approximately 173,000 square feet. The proposed Equinox gym will take up approximately 27,600 square feet of the building and occupy a small portion of the first floor and the entire second floor. The building in which the gym is proposed to locate was designed for office use and the surrounding commercial campus includes a significant amount of office employees. The peak hour for gym use is 6:00 p.m. to 7:00 p.m., well after peak parking demand for office use. Other heavy demand times for gyms include before typical work hours and at lunch and on the weekends. While the gym will be open throughout the day, its peak use period occurs generally in opposition to peak office parking requirements, thus shared parking for the site is feasible. The complementary peak parking requirements of the gym is the exceptional circumstance regarding the project, which warrants making this finding in the affirmative.

D. There are mitigating circumstances whereby the exception will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity of the property or in the neighborhood in which the property is located.

The applicant is requesting a parking exception for 56 spaces. There are 510 spaces allotted in the parking garage directly north of the 207 Goode building. Because most of the other tenants on the commercial campus are offices and the peak parking demand for this use is contrary to peak parking demand for gym, shared parking between the uses is feasible. Further, the proposed gym will help activate the campus during the evenings and on weekends, when this area of the City is largely devoid of activity.

Therefore, Parking Exception PPEX 1407145 is hereby **APPROVED**, subject to the following conditions:

CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application 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 Director.

2. That all necessary licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.

3. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Planning Department, Building and Safety Division, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.

4. That the proposed gym shall obtain a Business Registration Certificate.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 perfections/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 **MAY 28, 2014** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line:
http://www.glendaleca.gov/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 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, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over parking 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 parking exception at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION
Every right or privilege authorized by a parking 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.

EXTENSION
An extension of the parking exception 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 parking exception.

NOTICE – Subsequent Contacts With This Office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner (Roger Kiesel at (818) 937-8152. This would include clarification and 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.

Sincerely,

Timothy Fay

for Hassan Haghani, Director of Community Development

5-13-14
Date

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (R.Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Roger Kiesel.