glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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December 12, 2014

Raymond Spano
1163 Rubio Street
Altadena, CA 91001

RE: 400-404 WEST COLORADO STREET
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1412060

Dear Mr. Spano:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (E) for a maximum twenty (20) percent deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow the construction of new commercial general and dental offices without providing the required number of parking spaces on-site. As proposed, 22 parking spaces are provided where a total of 24 parking spaces are required by Chapter 30.32.050 of the Glendale Municipal Code. The subject site is located at **400-404 West Colorado Street**, in the "SFMU" – (Commercial/Residential/ Mixed Use Zone), described as Lots 1 and 2, Block N, Glendale Valley View Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION: This project is exempt from environmental review per State CEQA Guidelines, Section 15303, Class 3 "New Construction."

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer has **DENIED** your application based on the following findings:

A. The granting of the exception would not result in design improvements and there are no space restrictions on the site that would preclude full compliance with Code requirements without hardship.

The proposed project is a new, three-story, combination general and dental office building totaling 6,935 square feet that provides 22 parking spaces where 24 are required. There are no space restrictions on the site that would preclude the applicant from providing the required number of parking spaces because it is a new construction proposal. The subject site consists of two lots totaling 12,750 square feet. Since the existing buildings will be demolished, the applicant has a clear site to

work with and has designed a project which lacks required parking. Further, the site is flat and its shape is a simple rectangle. Therefore as designed, it is essentially a self-imposed hardship. A slight reduction in square footage would allow the project to meet the standard for code required parking.

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 proposed development of a new three-story commercial office (dental and general offices) building with 22 on-grade parking spaces on site will not be detrimental to the public welfare, injurious to the property, or improvements in the zone. The area surrounding the site to the east, west and north of Colorado Street is developed with a mix of commercial uses including an existing multi-level parking structure for the Glendale Galleria. As proposed, the project requires 24 parking spaces to serve the new proposed uses in the building. The project will provide 22 parking spaces, which results in a two-space parking shortfall.

Through the Administrative Exception process, the Zoning Code allows a maximum 20 percent deviation from a numeric standard. The applicant is requesting an approximate eight percent reduction of the required 24 parking spaces. Based on the nature of the proposed businesses, general and dental offices, it is expected there will be frequent turnover, although dental patients can experience longer appointments depending on the procedures. If all 22 spaces were occupied, the two-space parking shortfall could be accommodated on the street although, as stated in Section A above, the building could be reduced in size to provide code required parking and make the need for parking on the street moot. The applicant did not make the effort to bring the building into compliance.

C. The granting of the exception will be contrary to the objectives of the applicable regulations.

The granting of the exception will be contrary to the objectives of the applicable regulation. The objective for a new building should be to meet all required zoning standards. The proposed project complies will all other zoning regulations except for parking. Further, the site is flat and its shape is a simple rectangle. With a vacant, two-lot parcel, the applicant had every opportunity to design a new building with appropriate floor area to meet parking standards. Any hardship in this case has been self-imposed and is clearly contrary to the objective of the city's zoning rules.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

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. 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 **DECEMBER 29, 2014** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., 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://glendaleca.gov/appeals

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.

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, Kristen Asp at (818) 937-8161, between 7:30 a.m. to 3:30 p.m.

Sincerely,

Kristen Asp
Senior Planner
KA: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); Dir. Of Public Works (R.Golanian); Traffic Section (W.Ko/S.Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G.Tom/S.Boghosian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz); Parks, Recreation and Community Services Dept. (J.Duran/T.Alexanian); 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-Milca Toledo.