glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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November 24, 2015

Kevin Farrell
Century West Partners
12121 Wilshire Boulevard, Suite 720
Los Angeles, CA 90025

RE: 201 WEST LEXINGTON DRIVE
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1524255
(CitiBank)

(SEE: 400 BLOCK NORTH CENTRAL AVENUE – CitiBank PROJECT)

Dear Mr. Farrell:

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 20% deviation from parking dimension standards for certain parking spaces as required by Chapter 30.32.180 Chart III of the Glendale Municipal Code. The proposed project is located at **201 West Lexington Drive**, being Lot B, of Parcel Map P.M. 127-87 in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

An Addendum to the certified 2006 Program DSP EIR was prepared to evaluate the Project's development within the context of the DSP Final Program EIR. The Addendum concluded that none of the conditions that would require recirculation of the EIR or preparation of a subsequent or supplemental EIR are present.

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 proposed "CitiBank" project encompasses almost the entire city block bounded by West Lexington Drive, North Central Avenue, West Milford Street and North

Orange Street. The site is 121,446 square feet (2.8 acres) and when complete will contain 494 residential units, ten live/work units and 7,659 square feet of commercial space. The project will include 718 parking spaces, 60 more spaces than required based on the uses proposed. The applicant is requesting to allow approximately 19% of the proposed parking spaces (138 parking spaces) to have reduced parking dimensions for parking stall width, length and/or back up area. Provisions in the City's Zoning Code allow maximum 20% deviation from numeric development standards with approval of an administrative exception. All of the proposed reduced dimensions deviate no more than 20% of the required dimension under the City's Zoning Code.

By allowing the applicant to design some parking spaces slightly narrower than required by Code when adjacent to columns and walls provides a design improvement to allow an additional 60 parking spaces to be included within the structure for a total of 718 spaces. As designed, the parking structure provides the Code required back-up and turning radius to sufficiently move cars. There are space restrictions on the site that prevent some parking spaces from complying with the Zoning Code. Due to structural requirements for the parking structure, the columns cannot be located to the full recessed distance and also provide Code compliant drive aisles and turning radius to safely maneuver cars within the parking structure. Staff visited an existing residential project with parking space dimensions nearly identical to this proposal. During the visit, staff observed cars using the spaces and believes that combined with Code compliant drive aisles, back-up space and turning radius dimensions, these spaces will still be large enough to allow most automobiles to maneuver sufficiently. Requiring fully Code-compliant parking spaces for slightly reduced parking stall widths combined with the structural column spacing restrictions and design improvements would unduly restrict the flexibility for reasonable use and improvement of the property.

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 exceptions from minimum parking space and back up dimensions will not be materially detrimental to the public welfare or injurious to the property and improvements in the area. The commercial parking area, with access from Central Avenue and Lexington Drive, are separate from the residential parking area. While 57 commercial parking spaces are provided, only 23 spaces are required. Only six of these spaces are deficient in terms of parking space width and

only by a slight amount. Allowing a fraction of the parking spaces for the commercial component of the development to be non-compliant in terms of parking space width would incrementally reduce demand for on-street parking on Central Avenue and Lexington Drive, which would provide a benefit to the neighborhood.

The remaining 661 parking spaces are used for residents and guests. Of those spaces, 85 or approximately 13% do not comply with minimum parking dimensions.

Parking spaces in the development are assigned to residents from the management company/owner of the project, and, therefore, the reduced dimensions would not be detrimental to the public welfare.

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

The purpose of the administrative exception procedure is to provide a simplified means for considering applications for minor deviations from the code standards. These standards were developed to allow reasonable use of properties in order to promote the public health, safety and general welfare. Granting an administrative exception for an up to 20% deviation from parking dimension standards will allow reasonable development of the site that meets other zoning regulations. Further, the slightly reduced dimensions will allow additional on-site parking, which will incrementally reduce demand for an-street parking.

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) That 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 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.

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 9, 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.glendaleca.gov/appeal

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. 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 or rkiesel@glendaleca.gov.

Sincerely,

Erik Krause
Planning Hearing Officer
EK:RK:sm

cc: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation 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. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner-Roger Kiesel.