glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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November 24, 2015

Caruso Affiliated
Attn: Evan Krenzien
101 The Grove Drive
Los Angeles, CA 90036

RE: 238 SOUTH BRAND BOULEVARD
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1524969

(SEE: PPPEX 1520674 - DIRECTOR OF COMMUNITY DEVELOPMENT REVIEW)
(MASONIC TEMPLE)

Dear Mr. Krenzien:

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 **238 South Brand Boulevard**, being a portion of Lot 12 and Lots 13 -17, Tract No. 2461 in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL RECOMMENDATION
The project is exempt from CEQA review as a Class 3 "New Conversion of Construction of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines.

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 applicant recently received approval to construct a one-story 9,737 square-foot commercial building on a 17,930 square-foot site located on the northeast corner of Brand Boulevard and Colorado Street. The four western-most parking spaces are the standard size of 8 feet wide and 18 feet deep. However, the five eastern-most parking spaces are 8 feet wide but 32 feet deep. The applicant is proposing to create 16-foot deep tandem spaces within the eastern parking spaces. Provisions in the City's Zoning Code allow maximum 20% deviations from numeric development standards with approval of an administrative exception. The proposed 16-foot deep parking stalls are a deviation of approximately 11% from the minimum 18-foot depth required under the City's Zoning Code and, therefore, the applicant is requesting approval of an administrative exception.

There are space restrictions on the site that preclude the applicant from providing full-depth tandem parking spaces. The subject site is 126.5 feet wide. At the eastern portion of the property, this includes a 5-foot wide landscape buffer, an 18-foot deep standard parking space, a 24-foot wide drive aisle and mechanical equipment rooms. The remainder of the space currently includes 32-foot deep parking stalls. The four feet of additional depth needed to make the tandem stalls conforming cannot be provided without reducing the width of the landscape buffer, western parking spaces and driveway aisle (all at the minimum width). The mechanical equipment rooms, including transformer enclosures, emergency generator enclosure, trash enclosure and grease interceptor (and the necessary access areas around these enclosures), also cannot be reduced in size.

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 exception to allow a reduced length for parking spaces located at 238 South Brand Boulevard will not be materially detrimental to the public welfare or injurious to the property and improvements in the area. Providing valet services will be a condition of approval for this project. Valets working at the site can most effectively park cars in spaces of reduced length and retrieve cars blocked in tandem parking situations. Further, the tandem parking arrangement would slightly increase the number of parking spaces in the surrounding area, which would be a public benefit as it will incrementally reduce demand for on-street parking in the surrounding area.

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 to allow 16-foot deep tandem parking spaces instead of 18 feet spaces will allow reasonable development of the site that meets other zoning regulations. Providing valet services, as conditioned with this approval, will assist in ensuring that the proposed tandem spaces are usable, an objective of the parking standards contained in the Zoning Code. Further, the slightly reduced dimensions will allow additional on-site parking, which will incrementally reduce demand for on-street public parking in the surrounding area.

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 the applicant shall provide valet services for the development at 238 South Brand Boulevard. A valet parking plan shall be submitted to the Public Works Department for their review and approval.

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.

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

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.