glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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February 17, 2016

Alexander Moradi
888 West 6th Street, 12th Floor
Los Angeles, CA 90017

RE: 701 EAST BROADWAY
(102 North Glendale Avenue)
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1600224

Dear Mr. Moradi:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (H) for alterations to an existing surface parking lot to increase the number of parking spaces where that facility is non-conforming with regard to the number of parking spaces serving an on-site use and where said alteration may create, continue or exacerbate a non-conformity regarding parking design standards, the Community Development Department has processed your application for an Administrative Exception to allow modification to the existing surface parking lot to accommodate a new electrical transformer structure and increase the number of parking spaces from seven to eight which creates or continues a non-conforming parking design with regards to required aisle width (back-up distance) and parking lot landscaping. This application is in conjunction with the Glendale Hotel building which is listed on the National Register of Historic Places and the Glendale Register of Historic Resources consisting of a six story 46,056 square foot mixed use building with two surface parking lots and a total of 34 spaces. The subject property is located at **701 East Broadway (102 North Glendale Avenue),** in the "C2-I" – (Community Commercial) Zone, and described as portion of Lots 22, 24, and 26, Block 12, Map of the Town of Glendale, and parking located on portions of Lots 7 and 8, Tract No. 711, as recorded in Map Book 17, Page 163, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Facility" exemption (Section 15301 (e) (1) 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 subject property is approximately 22,680 square feet in size and is developed with a 46,056 square foot, six story mixed use building, which includes a basement, commercial uses on the ground floor and residential apartment units above. A total of 34 parking spaces are located on the site within two surface parking areas. Seven of the parking spaces are located in a sunken lower-level parking area at the rear of the building and 27 spaces are located in the parking area at street level immediately to the east of the building. The Glendale Hotel opened in 1924 and is listed on the National Register of Historic Places and the Glendale Register of Historic Resources. The hotel building was converted into apartments in the 1950's and is now seeking to modernize them with upgraded heating and cooling systems that have higher electricity requirements. Additionally, in 2014 PVAR 1406965 was approved for this site renewing a use and standards variance for the continued operation of a wine storage facility in the basement and for not providing a required loading space.

In order to accommodate this electrical upgrade, the parking area will be reconfigured. The proposal is to construct a two-story, 566 square foot transformer structure (26' x 13'-8" and 21'-6" high) within a corner of the lower-level parking area and increase the number of parking spaces in this area from seven to eight. The two existing parking areas with only 34 parking spaces are non-conforming related to the total number of spaces and parking lot landscaping required for the building's 76 residential units and 7,539 square feet of commercial/retail space. The proposed location of the transformer structure was sited with Glendale Water and Power specifications for a transformer vault that is accessible from the street level and will only be accessed by Glendale Water and Power. Space restrictions for the site exist since the sunken lower-level parking area is bordered by the existing building to the west and south and a drive aisle ramp and retaining walls to the north and east. The two-story vault is proposed at the northwest corner of this lower-level parking area because it is the only area able to provide street level access to the vault from Glendale Avenue. After locating the vault, the remaining parking area is proposed to be reconfigured to accommodate one additional space (from seven spaces to eight) that meets all minimum parking space size dimensions (length and width), but does not meet the required 24-foot aisle width (back-up distance) or provide any parking lot landscaping.

By allowing the applicant to design parking spaces with reduced back-up distances (16' at the narrowest) and no landscaping provides the benefit of one additional parking space for a building with an already nonconforming number of spaces. The space restrictions on the site, coupled with the need to locate an electrical transformer within the parking area required to upgrade electrical service to the building, prevent the proposed parking stalls from complying with the Code required back-up distance or parking lot landscaping. The reduced back-up distances proposed still provide adequate circulation for cars to access the parking stalls with the advantage of providing an additional parking stall. Therefore, requiring fully Code-compliant parking space aisle widths for the proposed electrical upgrade combined with the site restrictions would unduly restrict the flexibility for reasonable use and improvement of this 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 an Administrative Exception to allow modification to the existing sunken surface parking lot to accommodate a new electrical transformer structure and increase the number of parking spaces from seven to eight which creates a non-conforming parking design with regards to required aisle width (back-up distance) and parking lot landscaping will not be materially detrimental to the public welfare or injurious to the property or improvements in the C2 zoned neighborhood in which the property is located. The proposed reduced dimensions of the parking aisle widths will be functional. The aisle widths will allow vehicles to enter and exit the eight parking stalls with enough room to maneuver without hitting walls, the transformer vault or adjacent parked vehicles.

The proposed electrical transformer vault and an additional parking space will be beneficial to this historic property and surrounding properties to maintain and modernize the building. In addition, it will provide some relief for the number of non-conforming parking spaces. The location of the transformer structure cannot be entirely sunken in the lower-level parking area because Glendale Water and Power needs to be able to access the components from street-level. It is located behind the existing six story building, setback from Glendale Avenue and adjacent to a neighboring surface parking lot, minimizing visibility and hiding it from view along Broadway. A condition has been added to stucco and paint the transformer structure to complement the building thereby diminishing any visual impacts to surrounding properties. As such, the granting of an Administrative Exception for the applicant's proposal will not be detrimental to the public welfare, injurious to the property, or improvements in the zone.

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 Code standards.

These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The intent of dimension standards for parking drive aisles is to ensure access to parking stalls is useable and the intent of parking lot landscaping is to enhance aesthetics, provide shade and reduce paved surfaces. The granting of an Administrative Exception to allow a non-conforming parking design with reduced drive aisles and no landscaping to accommodate a new electrical transformer structure while increasing the number of parking spaces from seven to eight will allow the property to maximize the number of off-street parking spaces while still providing useable parking spaces. Therefore, granting this exception will not be contrary to the objective of the applicable regulations.

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 Community Development Department.

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 any expansion or modification of the dwelling units which is different than what is represented as part of this Administrative Exception approval shall require a new application as determined by the Hearing Officer.

4) That Design Review Board (DRB) approval shall be obtained prior to issuance of a building permit.

5) That the transformer structure be stuccoed and painted on all sides. Choose paint color for walls and doors to complement the historic building to the satisfaction of the Director of Community Development.

6) That a lot tie or covenant and agreement be executed holding all properties as one for the life of the uses on site. Proof of execution shall be required prior to issuance of a building permit.

APPEAL PERIOD

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 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 **MARCH 3, 2016,** 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.

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/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.

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.

You may contact the case planner, Kristen Asp, during normal business hours at (818) 937-8161 or via e-mail at kasp@glendaleca.gov.

Sincerely,

Erik Krause
Interim Deputy Director of Planning

EK:KA: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 Kristen Asp.