glendale california

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November 10, 2016

Nareg Khodadadi
417 Arden Avenue, Suite 115
Glendale, CA 91203

RE: 1219 LOS ANGELES STREET
PARKING EXCEPTION CASE NO. PPPEX1615199
(Academy USA)

Dear Mr. Khodadadi:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception (Case No. PPPEX 1615199) for the property located at **1219 Los Angeles Street,** in the "IND" (Industrial) Zone described as Lot 9 and portion of Lot 10 of Watt's Subdivision and portion of lot 19 of Breedloves Subdivision, in the City of Glendale, County of Los Angeles. The application is hereby **APPROVED**, based on the following analysis and findings and subject to the following conditions.

ENVIRONMENTAL RECOMMENDATION: This project is exempt from environmental review as a Class 1 "Existing Facilities" exemption (Section 15301 (a) of the State CEQA Guidelines).

PROJECT PROPOSAL

The project consist of converting an existing 43,255 square-foot warehouse building, located at 1219 Los Angeles Street, to a physical instruction school ("Academy USA") without providing 326 of the required 395 on-site parking spaces required per Code.

SUMMARY AND BACKGROUND

The subject property is located at the north terminus of Los Angeles Street, generally south of Chevy Chase Drive, west of San Fernando Road and east of the Southern Pacific Railroad. The subject site is zoned IND (Industrial) and is located in the San Fernando Road Corridor Redevelopment Project Area. The property features an existing 43,255 square-foot industrial building, constructed in 1979, that is located at the northerly half of the lot, and is paved with 43 parking spaces and 3 loading areas at the southerly half. The most recent Zoning Use Certificate issued for this building was a warehousing land use. At present, the subject site is an underutilized vacant warehouse building.

The applicant proposes to change the use of an existing warehouse building to a physical instruction school. The subject building is comprised of a 36,855 square-foot warehouse and 6,400 square-feet of office areas on two levels (3,225 square-feet on the first floor, and 3,175 square-feet on the second floor). The applicant has submitted plans proposing changes to the interior, as well as the exterior alterations to the building. Several structural posts at the interior of the building will be replaced to accommodate athletic courts (two basketball courts, two futsal courts, one volleyball court and a multipurpose area). Changes to the exterior of the building

include replacing three loading bay doors with storefront windows. Alterations to the site include the elimination of 11 parking spaces and 3 loading areas, and the addition of 37 new parking spaces. As a result, the parking lot will be improved with 25 net additional parking spaces and approximately 1,160 square-feet of new landscaping.

By special consideration, physical instruction schools are a permitted use in the IND (Industrial) Zone with the approval of an Administrative Use Permit (AUP).

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 San Fernando Road Redevelopment Project Area.

The previous warehousing use (light industrial) required 1 spaces per 1,000 square feet of floor area. The new physical instruction school will require 10 spaces per 1,000 square feet of floor area, and four parking spaces per 1,000 square-feet of specialized education and training. According to Title 30, Section 30.32.030 and 050 of the GMC, the parking shortfall for the new physical instruction school will be 326 parking spaces.

Use(s)	Parking Required	Additional Required Parking	Comments
Previous 43,255 SF warehousing (light industrial)	Light Industrial (warehousing): 1 spaces per 1,000 sf of floor area= 43 spaces	n/a	The applicant proposes to reconfigure portions of the existing parking lot. A total of 69 parking spaces (26 net new parking spaces) will be provided.
Proposed 36,855 SF Physical Instruction School Proposed 6,400 SF Specialized Education and Training	Instruction: 10 spaces per 1,000 SF of floor area= 369 spaces Specialize Education and Training: 4 spaces per 1,000 SF of floor area = 26 spaces	326	Conversion of warehousing use to physical instruction requires 395 spaces. After improvements to the parking lot, a total of 69 spaces are provided. As a result, a net of 326 parking spaces are required.

Per the letter submitted by the applicant, Academy USA is a non-profit organization proposing to convert an existing warehouse building to a members-only physical instruction school. The proposed use will address the shortage of park facilities in South Glendale by providing opportunities to participate in physical, educational and cultural activities within an instructional environment. Membership for the proposed use will be limited to approximately 200 persons ranging in age from five to 18 year old. Operation hours will be similar to afterschool youth

sports programs and limited on weekdays from 4:00 p.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 10:00 p.m. Saturday and Sunday.

A parking analysis was prepared by Jano Baghdanian & Associates (dated June 30, 2016) analyzing the parking generation associated with the proposed use and activities that are programmed for the various floor areas within the building. Based on similar physical instruction facilities, approximately 75% of participants are dropped off and picked up, while approximately 25% of participants' parents typically park their vehicles and accompany their child(ren) to the event. Based upon the parking demand estimates by the report, the 69 parking spaces that will be improved onsite will be able to accommodate the proposed use.

Furthermore, there are off-site parking opportunities on Los Angeles Street and nearby Palmer Avenue. Field observations by the parking analysis identify that during business hours on a typically weekday, approximately 75-85 percent of the available curb parking within two to three blocks of the subject site are occupied. During weekday evenings and weekends, on-street parking occupancy drops to 40-50 percent. The vacant on-street spaces could potentially serve as overflow parking for the proposed physical instruction school should it be necessary. However, as shown in the parking study, the 69 spaces proposed are adequate to serve the proposed use. Last, the parking analysis identified that majority of the occupied on-street parking spaces were used by City of Glendale Beeline buses during the day and night. It is projected the Beeline Maintenance facility will be relocated to a new location at the Larry Zarian Glendale Transportation Center by the end of 2017. As a result, overflow parking onto Los Angeles Street and Palmer Avenue to will become more available when the Beeline Maintenance facility relocates.

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 1615199, a request for a 326 space parking exception in conjunction with a new physical instruction school (Academy USA) at 1219 Los Angeles Street, 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;

The subject property features an existing 43,255 square-foot industrial building located at the northerly half and is paved with 43 parking spaces and 3 loading areas at the southerly half. To increase the amount of parking spaces onsite, 11 parking spaces and 3 loading areas will be eliminated to provide 37 new code compliant parking spaces. As a result, the parking lot will be maximized with a net amount of 25 additional parking spaces (69 spaces total) and approximately 1,160 square-feet of new landscaping. Staff has worked with the applicant in regards to providing the maximum number of code compliant parking spaces on-site. The subject lot cannot be improved with any additional parking spaces without significantly modifying the existing building.

B. The parking exception will serve to promote specific goals and objectives of the adopted plan for the San Fernando Road Corridor 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 site is located in the San Fernando Road Corridor Redevelopment Project Area. The primary goal of the former Redevelopment Agency's project area plan was to remove blight. This goal remains a vital economic development goal for the City. The redevelopment plan called for a mix of uses in the project area and the prevention of the re-introduction of blighting influences in the project area. The City's Zoning Code for the San Fernando Road area similarly supports mixed use and the proposed physical instruction school adds to the diversity of the project area while remaining consistent with and complementary to other uses within this area of South Glendale. An occupied building is an important factor for the economic stability of the operator(s) and neighboring industrial and commercial uses. This will help continue to revitalize this area, remove physical blight, and it will help improve the economic welfare of the area. The proposed reuse of the vacant building will enhance the economic vitality of the neighborhood with an operable business that complements the mix of industrial and commercial uses within the San Fernando Road Corridor. A vacant building is attractive to transients and could potentially increase crime in the area, which is detrimental to the public welfare.

The subject property is located at the north "terminus" of Los Angeles Street, which is identified by the Circulation Element as a local street. Los Angeles Street directly connects with Palmer Avenue, Magnolia Avenue and San Fernando Road, which are identified as an Urban Collector, Local Street and Major Arterial, respectively. These streets will be able to accommodate the increase in traffic the proposed use will generate and is consistent with the Circulation Element. Given the subject application requests to allow a physical instruction school, other elements of the general plan, including the Open Space, Recreation, and Housing, will not be impacted.

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.

In the last several years, there have been subtle changes along the San Fernando Road Corridor Redevelopment Project Area. A noticeable change has been a shift from industrial/heavy commercial uses to retail, creative and employee intensive uses. The proposed physical instruction school would be an appropriate addition to the mixed use areas within this area of Glendale.

An exceptional circumstance exists with the proposed use, as it will provide physical instruction and after school activities for youths in a park deficient area of the City. The subject site is located in Recreational Planning Area 7 and is characterized with a large number of multiple family housing units occupied by lower and moderate income families. This area is deficient in total park land with a ratio of 0.35 acres of park land per 1,000 residents. Although the use will be for private membership only, if approved, it will provide additional recreational activity for youths, as well as reactivate an underutilized site with opportunities for local job creation.

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.

A parking analysis was prepared by Jano Baghdanian & Associates (dated June 30, 2016) analyzing the parking generation associated with the proposed use and activities that are programmed for the various floor areas within the building. Based on similar physical instruction facilities, approximately 75% of participants are dropped off and picked up, while approximately 25% of participants' parents typically park their vehicles and accompany their child(ren) to the event. Because the hour of operations for the school will not coincide with peak operational hours of the surrounding industrial uses, the 69 parking spaces on-site are expected to be adequate for the proposed use.

Approximately two to three times a year, the physical instruction school may host athletic tournaments and competitions with other youth groups, organizations and clubs. As specified in the parking analysis, these athletic tournaments will be relatively small in scale. In most cases, the invited guests will be carpooling to and from the physical instruction facility during competitions. The scheduling of these tournaments at the subject physical instruction school will be such that it will not overlap with other athletic events at the facility.

Additionally, during weekday evenings and weekends, on-street parking occupancy drops to 40-50 percent. The vacant on-street spaces could on Los Angeles Street and Palmer Avenue potentially serve as overflow parking for the proposed physical instruction school should it be necessary. However, as shown in the parking study, the 69 spaces proposed are adequate to serve the proposed use. Last, majority of the occupied on-street parking spaces during observed during the parking consultant's field inspection were occupied by City of Glendale Beeline buses during the day and night. It is projected the Beeline Maintenance facility will be relocated to a new location at the Larry Zarian Glendale Transportation Center by the end of 2017.

Therefore, Parking Exception PPEX 1615199 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 Director of Community Development.

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 the applicant shall apply for an Administrative Use Permit (AUP) and Business Registration Certificate (BRC) for a physical instruction school, subject to the findings and conditions outlined in this decision letter. Failure to obtain approval of an AUP and BRC for a physical instruction school shall be grounds for revocation of the subject parking exception.

4. That the operation of the physical instruction school shall be in substantial accord with the parking analysis prepared by Jano Baghdanian & Associates (dated June 30, 2016).

5. That all signs require a separate sign permit.

6. That design review approval or exemption shall be obtained for any changes to the exterior of the building prior to the issuance of a building permit.

7. That on-site athletic tournaments and competitions with other youth groups, similar sports organizations and clubs shall be limited to three times per year. Timing and scheduling of tournaments shall be such that it will not overlap with other athletic events at the facility.

8. That all activities shall be conducted within the building.

9. That all facilities shall be used by and available for its members only. Rental of the any facilities to other organizations, parties or persons is prohibited.

10. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

11. That the Parking Exception is valid only insofar as the specific use for which it was granted or similar land use (as determined by the Director of Community Development). The permit runs with this specific land use as long as there is no intensification of the use or that other uses proposed will not require more parking as provided herein as determined by the Director of Community Development.

12. That any expansion or modification of the use, floor area, parking, etc., which is different than what is represented as part of this Parking Exception application, shall require a new application as determined by the Director of Community Development.

13. That any new rooftop equipment shall be appropriately screened from the public right-of-way.

14. That all music, lighting, and noise shall be confined to the inside of the premises so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way.

15. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.

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 (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before November 03, 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 (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m. Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Dennis Joe at 818-937-8157 or djoe@glendaleca.gov

For Philip Lanzafame, Director of Community Development

CC

JANO BAGHDANIAN & ASSOCIATES

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Academy USA Parking Analysis

1219 Los Angeles Street, Glendale CA
June 30, 2016

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

Prepared by:

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INTRODUCTION

Academy USA, a non-profit organization is proposing to fund the conversion of an existing warehouse located at 1219 Los Angeles Street, Glendale, into a members-only physical instruction facility that will serve the local youth by providing them with opportunities to participate in physical, educational and cultural activities that will promote team building and self-enrichment within an instructional environment. The proposed physical instruction facility will address City's shortage for parks and sporting facilities for the younger generation that reside in Glendale in particular south Glendale area. Please refer to **Exhibit 1** for an aerial photograph of the Facility site. In accordance with City of Glendale Zoning Code Section 30.32.020 as summarized below:

Parking spaces required for the proposed use or construction proposal cannot reasonably be provided in size, configuration, and number of spaces or locations specified by the provisions of this title without impairment of the Facility's viability. To promote the general welfare of the area, the proposed Facility can be considered for a parking exception. Based on the description of type of activities listed below, the proposed Facility can be most accurately categorized by the Zoning Code as a "physical instruction school." The purpose of this report is to:

- describe the proposed Facility and the physical instruction activities that it will support;
- discuss details of the Facility operations, membership, and staffing; and
- Provide a comprehensive parking analysis to demonstrate how the facility can meet anticipated parking demands.

THE PROPOSED FACILITY

SITE and FACILITY ACCESS

The Facility site is located at the north "terminus" of Los Angeles Street, generally south of Chevy Chase Drive and west of San Fernando Road. The surrounding area is predominantly comprised of light-industrial uses and buildings, with the California Southern Rail Road abutting the Facility site to the west.

Access to Facility site can be taken via Los Angeles Street. Three (3) cross streets connect Los Angeles Street to and from San Fernando Road:

- Palmer Avenue and Cypress Street, which are un-signalized; and
- Magnolia Avenue, which is signalized.

The traffic signal at Magnolia Avenue provides for opportunities to make left turns onto northbound San Fernando Road, without having to wait for gaps in the traffic stream. In addition, pedestrians can cross San Fernando Road with the protection of this signal.

The roadway network immediately serving the Project generally consists of local industrial streets (Los Angeles Street, Cypress Street, Magnolia Avenue, and Palmer Avenue,) which have an environmental carrying capacity of 2,500 vehicles per day. These local streets are generally 32-36 feet wide curb-to-curb, undivided with a single lane in each direction (no centerline striping), and parking allowed on both sides of the street. Aside from limited areas that have red curb (to improve visibility at driveways and intersections,) there are no parking restrictions on street.

BUILDING & SITE DESCRIPTION

The facility will occupy an existing warehouse with the following characteristics:

- 36,855 square feet warehouse + 3225 square feet office = 40,080 total ground floor;
- 3175 square feet mezzanine office; and
- 43,255 total floor area.

Once on site, the internal drive aisles form a rectangular circulation system, as shown on **Exhibit 2, site plan.** This configuration, when coupled with a single point of access allows for a "circular" internal circulation pattern, which is ideal for pick-up and drop-off activity on site without any traffic impact on Los Angeles Street.

The existing warehouse currently provides for 43 parking spaces on site. The parking lot can be re-striped as shown on Exhibit 2 to provide for an additional 26 parking spaces, including ADA-accessible stalls. The restriping will yield a total of 68 parking on-site parking spaces.

SPORT ACTIVITIES

The converted warehouse floor is planned to house a number of sports and physical development programs activities, in four separate floor areas as shown in **Exhibit 3:**

- Athletic Courts
    - Two standard basketball courts are proposed that can be used concurrently for practices and games. Typically, these courts are divided in half courts for youth training.
- Futsal (Indoor soccer): Two Futsal courts a proposed. In a typical Futsal court for youth programs, a total of 20 participants were assumed per court. However, as this is a 5 vs. 5 games, only 12 to 14 players participate in a single game.
- Multi-purpose Area can be used for various activities concurrently using temporary barriers (nets) to divide the space for various activities. The primary activity for this area will be volleyball and table tennis; and the subsequent parking analysis reflects these intended uses.

- Volleyball (1 Court)
- Table Tennis (5 Tables)
- Physical Development (yoga, aerobics)
- Martial Arts

- Academy Area (approximately 3000 sq. ft) will consist of a multi-purpose area that will accommodate the following activities that can operate concurrently. An estimate of the number of participates is provided in Table 2 below.
    - Chess
    - Art
    - Tutoring
    - Music
    - Cooking
    - Theater

The ground floor will also have restrooms, lockers, a small "snack shack," and limited seating areas for visitors and parents. The existing mezzanine office on the 2nd Floor will remain as on office, used by staff, coaches and other affiliated personnel.

PHYSICAL INSTRUCTION FACILITY OPERATIONS

HOURS OF OPERATION

As this physical instruction facility is specifically designed to serve young members, the hours of operation will be very similar to those typically associated with youth sports, e.g., soccer practice, basketball practice, and other activities listed in Table 2. Specifically, the hours-of-operation will generally be limited to 4PM to 10PM on Monday-Friday. Outside of these hours, limited numbers of staff may arrive approximately 30 minutes before opening in order to complete daily preparations. Similarly, staff may leave approximately 30 minutes after closing in order to shut-down and secure the facility for the evening.

On weekends, the facility is expected to have enhanced and modified hours, generally 8 AM to 10 PM Saturday and Sunday, which may vary depending on activity programming. Approximately 2 to 3 times per year, the facility may host athletic tournaments and competitions with other youth groups and similar sports organizations and clubs. These athletic tournaments will be relatively small in scale. Teams of similar age groups will be invited to play friendly games with academy members. In most cases, the invited guests will be carpooling to and from the physical instruction facility during competitions. In addition, the timing and scheduling of these tournaments will be such that it will not overlap with other athletic events at the facility. Therefore, all parking demands can be accommodated on site.

MEMBERSHIP and SPORT OPERATIONS

The facility will be available for use by members only, with membership expected to be limited to around 200 persons. The members-only policy will preclude, renting of the facility to other organizations and the unexpected participation of random non-members. This restriction significantly limits the hours of operation outside the hours stated earlier which in turn allows the organization to limit the number of events, tournaments (if any) and control arrivals and, therefore, parking demand.

The physical instruction at the facility will include activities such as Futsal, basketball, and volleyball. The futsal courts, basketball courts and volleyball courts will be used by members and coaches for training and friendly scrimmages In addition to facilities staff and coaching staff, adult supervision and instruction can be provided by parents, volunteer/hired coaches, tutors, and teachers. Table 2 below estimates the maximum number of adults that will be on site at any given time, including those serving in an instructional capacity. Many of the team sporting activities that are offered will be organized into divisions based on age-groups.

Based on membership demand, a dynamic facility schedule can be generated periodically and disseminated to all members for their information. By eliminating scheduling uncertainty, the number of participants in each area at any given time is controlled, and it will be unnecessary for participants to arrive early and be on "stand-by" to participate in a sport program or activity.

The ability to develop a schedule for members inherently results in staggered demand for arrivals, departures, drop-off, pick-up, and parking. Based on the nature of the physical instruction facility, many of the members are youths and will be dropped-off and picked-up at the facility. As a result, this will reduce parking demand considerably. For the drivers (driving-age members, coaches, and those parents wanting to observe) who will require parking, a total of 68 on-site parking spaces are available.

The facility will be staffed by a small number of faculty, administration/management staff, and maintenance staff, as shown in Table 2 below.

DROP-OFF AND PICK-UP ACTIVITY

As previously stated, most members will be dropped off and picked up. The configuration of the parking lot lends itself to these loading and unloading activities, as parents can enter the site via Los Angeles Street, drop their child(ren) off quickly, circulate the parking lot, and exit via the same driveway. There are no drive-aisle conflicts as vehicles circulate the site in a counter clockwise manner, and make a right turn to exit the site via Los Angeles Street. At this point, the facility has no plans for providing bus or shuttle services. Typically, parents have historically carpooled when driving to and from similar facilities.

PARKING ANALYSIS

CURRENT PARKING CODE REQUIREMENTS

Based on the size of the building and the proposed uses (physical instruction facility,) the following Table 1 depicts the parking requirements established by the City of Glendale:

Use	Size (SF)	Parking Ratio per 1000 sf	Required Spaces
Classrooms	6400	4	26
Physical Instruction Schools	36855	10	369
Total			**395**

Notwithstanding the above, Section 30.32.200 provides a provision for the approval of projects that may have a parking supply deficiency under said code, specifically where site constraints render code compliance unfeasible, provided that the parking demand doesn't require full code compliance.

As the table shows, the parking code requires **395** spaces, based on the proposed uses and corresponding size. However, because the definition of a physical instruction facility can be quite broad, site-specific operational characteristics should be taken into account in order to more accurately assess parking demands.

PARKING GENERATION ESTIMATE

The methodology that was developed to estimate parking generation for the Facility is based on the capacity of each sporting activity described in the Activities section of this report. As shown in the below Table 2, each activity has an associated participant capacity (For example, only so many players can share half of a basketball court.) The following capacity-based four-step process was applied:

I. For each activity, the number of participants, coach(s) and parent ratios were developed based evaluation of similar athletic operations and JB Associates familiarity with other physical instruction schools.

II. For each activity, the parking demand was estimated on the participant capacity for each sport activity

III. Moreover, for each of the four floor areas shown in Table 2, a practical parking demand was estimated based on activities planned in each area.

IV. Lastly, to estimate the overall facility parking demand, the sum of the parking demand for the four areas were added, including parking demand for staff parking, coaches, and parents that may choose to stay during the instruction periods.

ON-STREET PARKING

Nearby Los Angeles Street, and Palmer Avenue are generally fronted by industrial uses. During business hours on a typical weekday, field observations indicate that approximately 75-85 percent of the available curb parking within 2-3 blocks of the facility is occupied. During evenings and weekends, however, on-street parking occupancy drops to approximately 40-50 percent. These areas represent available overflow parking for the proposed physical instruction facility. The following parking occupancy survey data was collected on Thursday, June 16, 2016 and Saturday, June 18, 2016, and are representative of typical weekday and weekend conditions, respectively:

Table 3- WEEKDAY PARKING OCCUPANCY RESULTS				
Palmer Ave. Between Los Angeles St. and San Fernando Rd.				
Time	Total # spaces	occupied	occupancy	# vacant
7am-9am	25	17	68%	8
9am-11am	25	19	76%	6
11am-1pm	25	20	80%	5
1pm-3pm	25	23	92%	2
3pm-5pm	25	19	76%	6
5pm-7pm	25	16	64%	9
7pm-9pm	25	15	60%	10
9pm-11pm	25	12	48%	13
Los Angeles St. Between north terminus and Magnolia Ave.				
Time	# spaces	occupied	occupancy	# vacant
7am-9am	28	21	75%	7
9am-11am	28	23	82%	5
11am-1pm	28	23	82%	5
1pm-3pm	28	26	93%	2
3pm-5pm	28	22	79%	6
5pm-7pm	28	18	64%	10
7pm-9pm	28	14	50%	14
9pm-11pm	28	14	50%	14

Table 4 - WEEKEND PARKING OCCUPANCY RESULTS				
Palmer Ave. Between Los Angeles St. and San Fernando Rd.				
Time	Total # spaces	occupied	occupancy	# vacant
7am-9am	25	11	44%	14
9am-11am	25	12	48%	13
11am-1pm	25	13	52%	12
1pm-3pm	25	12	48%	13
3pm-5pm	25	12	48%	13
5pm-7pm	25	12	48%	13
7pm-9pm	25	12	48%	13
9pm-11pm	25	12	48%	13
Los Angeles St. Between north terminus and Magnolia Ave.				
Time	# spaces	occupied	occupancy	# vacant
7am-9am	28	13	46%	15
9am-11am	28	13	46%	15
11am-1pm	28	14	50%	14
1pm-3pm	28	16	57%	12
3pm-5pm	28	16	57%	12
5pm-7pm	28	14	50%	14
7pm-9pm	28	13	46%	15
9pm-11pm	28	13	46%	15

As shown on the above tables, parking utilization of the on-street spaces is fairly high during business hours on weekdays, resulting in the streets being effectively "fully parked" by early afternoon (1-3pm). However, during weeknights and weekends, approximately 23 and 28 on-street parking spaces, respectively, are available on the two surveyed segments combined. These vacant spaces could potentially serve as overflow parking for the proposed physical instruction facility. Also, it is important to note that the majority of the parking spaces are occupied by Glendale Beeline buses that are parked on street during the day as well as at night, as the Beeline Maintenance facility does not have adequate off-street parking for the buses. It is projected that the Beeline Maintenance will be relocated to a new location at the Larry Zarian Glendale Transportation Center by the end of 2017. At that time there will be additional on-street parking spaces available for the proposed physical instruction facility as well as the industrial uses in the area during the day.

In addition, on-street parking is available on the following streets:

- Los Angeles Street south of Magnolia Avenue;
- Magnolia Avenue between Los Angeles Street and San Fernando Road; and
- Cypress Avenue between Los Angeles Street and San Fernando Road.

These three additional street segments were not surveyed for parking occupancy because their distance to the project site exceeds that which visitors would typically be expected walk. Notwithstanding, these segments are within walking distance and without significant barrier, e.g. major intersection, interrupted

pedestrian facilities, etc., to the Project site and, therefore, could serve as *secondary* overflow parking, if necessary.

COMPARISON TO SIMILAR FACILITIES

The proposed physical instruction facility is very similar to the Homenetmen Ararat Organization physical instruction facilities located at 3347 N. San Fernando Road (main facility), in Los Angeles and 3628 San Fernando Road (Auxiliary facility) , Glendale respectively . Both facilities have gymnasiums, basketball courts, volleyball courts, class rooms, meeting rooms, multi-purpose rooms, administrative offices, and a café/snack shop.

The Homenetmen Organization, with more than 2000 members, offers individual and group sport programs (basketball, volleyball, in-door soccer) physical education, boy scouting, and cultural and educational programs. The majority of the members that participate in various sporting activities, scouting and educational programs are young and the majority of the members are dropped –off and picked-up to and from the facility. The operation hours of both facilities are typically 4 PM to 10 PM weekdays and 8 AM to 10 PM on weekends.

The facility at 3347 N. San Fernando Road, which consists of approximately 35,000 square feet, has a parking lot that has approximately 65 spaces. Part of this parking lot is also used as a basketball court which removes 10 spaces. The facility at 3628 San Fernando Road (Auxiliary facility – consisting of approximately 25,000 square feet) in Glendale has been approved by the City of Glendale to operate with 98 tandem spaces. Both facilities meet the parking needs of their members using their respective parking lots with minimum impact on on-street parking spaces near these facilities given the similar nature of the programs that offered by the Homenetmen Organization .

CONCLUSION

While the number of parking spaces required by the code cannot be accommodated on site due to constraints, the anticipated parking demand can be met based on the nature of this physical instruction facility, the number of on-site spaces provided, and on-street parking spaces on weekends.
This parking analysis has estimated the parking demand for the proposed physical instruction facility . The parking analysis demonstrated that, based on the operations of the facility, the 68 parking spaces provided are expected to be adequate. Because the hours of operation of the Facility do not coincide with peak operational hours of the surrounding uses, specifically on weekends, the available on-street parking spaces on Los Angles Street, Palmer Avenue and Magnolia Avenue experience relatively low occupancy and, therefore, can be used for overflow parking. In a worst-case scenario, if all 68 parking spaces were occupied, the fact that the facility will operate after 4 PM and the surrounding warehouse industrial uses generally close between 5 and 6 pm indicates there is enough on-street parking to accommodate the needs of the new

physical instruction facility, without adverse impacts to the community. In addition, as previously stated in the On-Street Parking section, with the relocation of the Glendale Beeline Maintenance Facility in Dec 2017, additional on-street parking (between 15 and 20 spaces) will be available on Los Angeles Street and Palmer Avenue within walking distance of the facility.

Academy USA
Parking Demand Analysis

Exhibit 1: Project Site & Surrounding Uses

PARKING EXCEPTION FOR :

ACADEMY USA

1219 E. LOS ANGELES ST. GLENDALE, CA 91204

BUILDING DATA

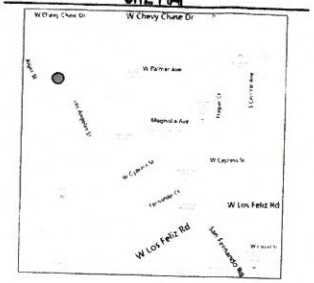
FIRST LEVEL :	36,855 SQ. FT. WAREHOUSE & 6,400 SQ. FT. OF OFFICE SPACE, SCHOOLS, PRIVATE SPECIALIZED EDUCATION & TRAINING
FIRST LEVEL :	3,275 SQ. FT.
SECOND LEVEL :	3,175 SQ. FT.
TOTAL BUILDING SIZE :	43,275 SQ. FT. (NO CHANGE)
LOT SIZE :	65,340 SQ. FT.
ZONING :	IND
ASSESSOR PARCEL NUMBER :	5640-001-020
EXISTING USE :	COMMERCIAL INDUSTRIAL
EXISTING OCCUPANCY CLASSIFICATION :	MANUFACTURING
NEW USE	PHYSICAL INSTRUCTION SCHOOL
CONSTRUCTION TYPE :	TILP-UP CONCRETE
SPRINKLER SYSTEM :	

INDEX

ARCHITECTURAL PLANS

A0.1	PROJECT INFO & PROPOSED SITE PLAN
A0.2	EXT'G SITE PLAN
A1.1	EXT'G WAREHOUSE PLAN
A2.1	PROPOSED WAREHOUSE PLAN
A2.2	EXT'G OFFICE AREA FLOOR PLANS

SITE MAP



SCOPE OF WORK

- PARKING EXCEPTION EXT'G COMMERCIAL BUILDING W/ 43 EXISTING PARKING STALLS.

PROPOSED 69 PARKING STALL
INC. 3 ACCESSIBLE STALLS

PARKING :

EXT'G PARKING STALLS	43
PROPOSED PARKING STALLS	26
TOTAL PARKING STALLS INCLUDING 3 ACCESSIBLE STALLS	69

CONTACT INFORMATION

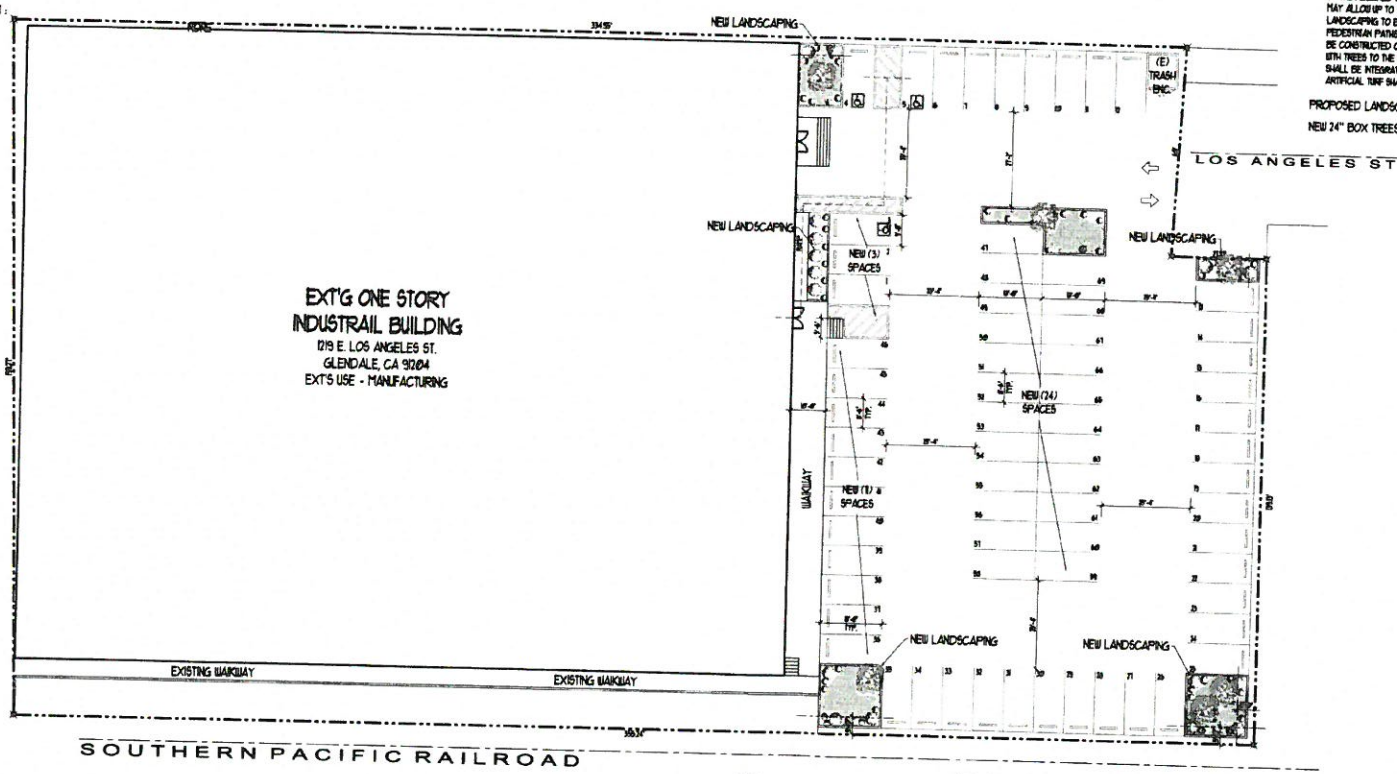
PROJECT LOCATION
1219 E. LOS ANGELES ST.
GLENDALE, CA 91204

PROJECT APPLICANT
DESIGNNRK
417 ARDEN AVE. STE: 115
GLENDALE, CA 91203
OFFICE : 818.823.7286
FAX : 888.424.8125
E-MAIL : INFO@DESIGNNRK.COM

LANDSCAPING :

TO COMPLY W/ CODE SECTION 30.32.160 B1
NOT LESS THAN FIVE (5) PERCENT OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED, EXCEPT FOR PARKING AREAS LOCATED IN ENCLOSED STRUCTURES. PLANTING ALONG THE EXTERIOR PERIMETER OF A PARKING LOT SHALL NOT BE CONSIDERED AS PART OF THE REQUIRED INTERIOR LANDSCAPING. THE REVIEWING AUTHORITY MAY ALLOW UP TO TWO-FIFTHS (2/5) OF THE REQUIRED INTERIOR LANDSCAPING TO BE DECORATIVE WALKWAYS. EACH PROVIDE PEDESTRIAN PATHS THROUGH THE PARKING LOT. SUCH PATHS SHALL BE CONSTRUCTED OF PERMEABLE MATERIALS AND SHALL BE LINED WITH TREES TO THE SATISFACTION OF THE REVIEWING AUTHORITY AND SHALL BE INTEGRATED INTO THE OVERALL DESIGN FOR THE LOT. ARTIFICIAL TURF SHALL NOT BE PERMITTED.

PROPOSED LANDSCAPING AREA	(5%) 1,160 SQ. FT.
NEW 24" BOX TREES (MIN. 6)	6 PROVIDED



N

PROPOSED SITE PLAN

SCALE : 1/16" = 1'-0"

REVISIONS:

designNRK
residential + commercial design
417 arden ave. ste: 115
glendale, ca 91203
818.823.7286 o.
888.424.8125 f.
www.designNRK.com
info@designNRK.com

PROJECT INFO & PROPOSED SITE PLAN

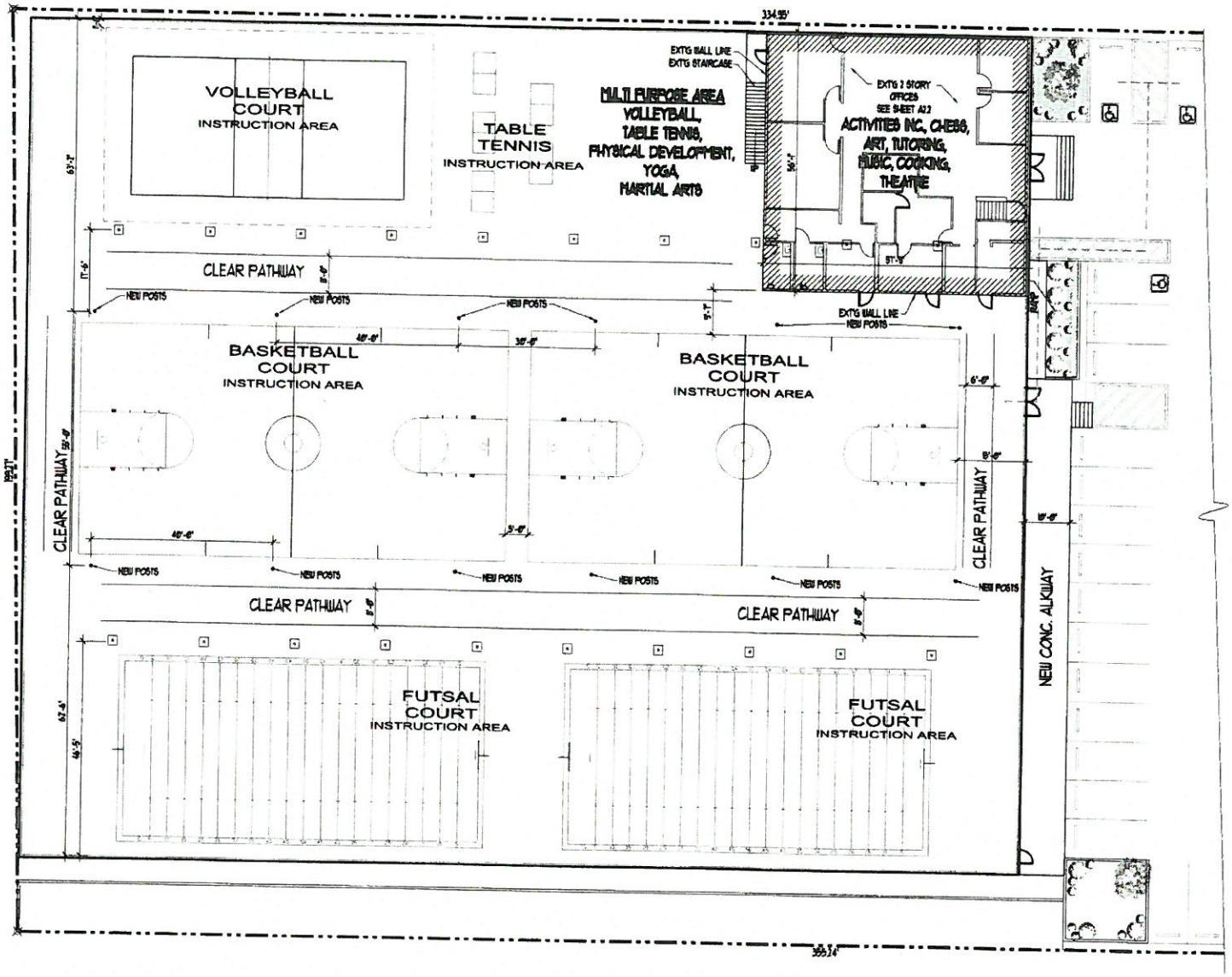
ACADEMY USA

1219 E. LOS ANGELES ST. GLENDALE, CA 91204

DATE:	06/2016
DRAWN BY:	NRK
JOB NO.	15006

SHEET NO.

A0.1



PROPOSED FIRST FLOOR PLAN

SCALE : 3/32" = 1'-0"

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PROPOSED FLOOR PLAN

ACADEMY USA

1219 E. LOS ANGELES ST. GLENDALE, CA 91204

DATE: 06/2016
DRAWN BY: NRK
JOB NO. 15006
SHEET NO.
A2.1