



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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May 21, 2013

Anne Edgar
2261 Talmadge Street
Los Angeles, CA 90027

**RE: 430 WEST ACACIA AVENUE
PARKING EXCEPTION CASE NO. PPPEX1308814**
(Broadcasting Studio)

(DIRECTOR OF COMMUNITY DEVELOPMENT REVIEW)

Dear Ms. Edgar:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception for the property located at **430 West Acacia Avenue**, Glendale. The application is hereby **APPROVED**, based on the following analysis and findings and subject to the following conditions.

PROJECT PROPOSAL

The applicant/property owner is requesting to locate a broadcast studio in an existing building without providing the minimum number of on-site parking spaces for the property located at 430 West Acacia Avenue.

SUMMARY AND BACKGROUND

The applicant/property owner is proposing to locate a broadcast studio in an existing approximate 7,000 square-foot building located at 430 West Acacia Avenue. The property is zoned IMU-R (Industrial/Commercial-Residential Mixed Use) in the San Fernando Road Corridor Project Area. The site currently contains five parking spaces. No changes to the site or the exterior of the building are proposed (interior tenant improvement are proposed to accommodate the studio use).

PARKING EXCEPTION REQUEST

Section 30.32.030.B.5 stipulates when a change of use requires more off-street parking than the previous use, additional parking spaces shall be provided equal in number to the difference between the total number of spaces required by the new use and the number of spaces required for the immediately previous 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 project area.

A broadcasting studio use requires 2.7 parking spaces per 1,000 square feet of floor area and the proposed use would require 19 on-site parking spaces. The previous use of the building was a machine shop and would require 14 parking spaces. Thus, the proposed broadcast studio would require five additional on-site parking spaces. The property owner is requesting a parking exception for these spaces.

REQUIRED FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development has determined that Parking Exception Case No. PPPEX1308814, a request for a 5-space parking exception in conjunction with a new broadcast studio located at 430 West Acacia Avenue, 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 existing on-site building is located on the western approximately two-thirds of the site. Aside from 3-foot wide planters located between the building and the property lines on the north and east sides, the remainder of the site contain the five existing parking spaces and the driveway accessing these spaces. There is no physical space that remains on the site to provide additional parking spaces.

- 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 redevelopment plan calls for a mix of uses and the prevention of blighting influences in the project area. Further, this area is targeted for "creative uses". The proposed broadcast studio will locate in a vacant building, helping to prevent the spread of blight and is a creative business encouraged in the San Fernando Road Corridor. The site has a land use designation of Restricted Industrial and is zoned IMU-R. Broadcast studios are a permitted use in this zone. The Circulation Element classifies this portion of West Acacia Avenue as a local street. This street will be able to accommodate the incremental increase in traffic the proposed use would generate and is consistent with the Circulation Element. The Open Space and Conservation Element does not identify this site for park or open space use. No other elements of the General Plan would be impacted as a result of the proposed use. The proposed small business will generate approximately six jobs and thus will help promote the welfare and economic well-being of the Corridor as well as the city.

- 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;**

The subject site, approximately 8,100 square feet in area, was developed in 1957 with an approximately 7,000 square-foot building and on-site parking. The property cannot

reasonably accommodate additional parking spaces due to the physical space limitations on the site.

The applicant/property owner requesting the parking exception for the broadcast studio recently purchased the site. The purchase also included the property located at 425 West Acacia Avenue (directly across the street from the subject site), currently developed with a surface parking lot. This parking lot can be used by employees of the broadcast studio and is the unique circumstance, which warrants granting this request.

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.

As previously mentioned, the sale of the site (430 West Acacia Avenue) in which the broadcast studio will locate included the property at 425 West Acacia Avenue. This property is developed with an 11-space surface parking lot, which employees of the broadcast studio can use. Availability of parking spaces at 425 West Acacia Avenue is the mitigating circumstance, which will ensure the project will not be materially detrimental to the public. To secure these spaces for the broadcast studio, a covenant shall be recorded on the property requiring that a minimum of five parking spaces be provided at 425 West Acacia Avenue for the life of the project. The area between the sidewalk and the block wall approximately 15 feet from the street front property line at 425 West Acacia Avenue is currently paved and not well maintained. Paving in this area shall be removed and landscaping shall be installed and the parking lot and landscaping maintained in a satisfactory manner to improve the appearance of the site and by extension the neighborhood.

Therefore, Parking Exception PPPEX1308814 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 and presented at the hearing 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 licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. The applicant shall record a covenant on the property located at 425 West Acacia Avenue requiring that a minimum of five parking spaces be provided at this property for the life of the project. The covenant shall be reviewed and approved by the City Attorney prior to recordation.
4. Existing paving between the sidewalk and the existing block wall approximately 15 feet from the street front property line at 425 West Acacia Avenue shall be removed. This area shall be landscaped and the parking lot and landscaping shall be kept weed-free and maintained in a satisfactory manner.


5. That the proposed broadcast studio shall obtain a zoning use certificate.

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 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before June 5, 2013, in the Building and Safety Division, 633 East Broadway, Room 101.

for 
Hassan Haghani, Director of Community Development

5-21-13
Date

CC: City Clerk (K.Cortes); Police Dept. (Tim Feeley/Z.Avila); City Attorney's Dept. (G. van Muyden/M.Yun); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (Stephen Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (Emil Tatevosian); 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 – Roger Kiesel.