glendale california

City of Glendale
Community Development Department
Planning Division

633 E. Broadway, Room 103
Glendale, CA 91206-4386
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June 22, 2017

Glendale Medical Professional Building, LLC
Attn: Dr. Soheil Younai
16055 Ventura Blvd
Encino, CA 91436

RE: 500 EAST COLORADO STREET
(420, 424 AND 500 E. COLORADO STREET AND 423 E. ELK AVENUE)
PARKING EXCEPTION CASE NO. PPPEX 1708137

Dear Dr. Younai:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception for the project located at **500 East Colorado Street**, in the Downtown Specific Plan (DSP) – East Broadway District, and described as the West 50 feet of Lot 1, all of Lot 2, and a portion of Lot 51 of the Grider and Hamilton Lomita Tract, 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 conditions of approval.

PROJECT PROPOSAL

The proposed development is a four-story, 60-foot high commercial building with three levels of medical offices and ground floor retail. The building is located on three lots fronting Colorado, while the rear adjoining lot on Elk Avenue is being redeveloped as a surface parking lot with two levels of subterranean parking garage. The applicant is requesting a parking exception to allow seven parking spaces in the subterranean garage with reduced widths less than required by Code (GMC 30.32.090.B) to be counted towards the overall number of parking spaces. The project provides 148 parking stalls in compliance with GMC 30.32.090.B, which exceeds the 146 minimum parking spaces required for the project. The approval of the parking exception for the seven subject spaces will result in a total of 155 parking spaces on-site.

ENVIRONMENTAL DETERMINATION: An addendum to the previously certified Environmental Impact Report for the Downtown Specific Plan (DSP EIR) was prepared for the 4-story commercial building and reviewed by City Council on June 14, 2016. As indicated in the Addendum, the Project was determined not to result in any new adverse impacts, nor increase the severity of any impacts identified in the DSP EIR adopted by City Council in October 2006. The proposed 155 parking spaces were identified in the addendum and the Director has acknowledged this document.

BACKGROUND AND SUMMARY

On June 14, 2016, the City Council approved General Plan Map Amendment Case No. PGPA 1603503, Zone Change Map Amendment Case No. PZC 1603502, and Stage I & II Design Review Case No. PDR 1603499 to construct a new four-story commercial (primarily medical office) building on a 26,913 SF project site consisting of four parcels. Three of the contiguous parcels face Colorado Street (420, 424 and 500 East Colorado Street) were already located in the DSP East Broadway District and had the Downtown Specific Plan Land Use Designation. As part of the Council approvals, the fourth contiguous parcel directly south (addressed as 423 East Elk Avenue) was rezoned from R-1650 to DSP - East Broadway District, and the General Plan Map was amended from Medium Density Residential land use designation to Downtown Specific Plan.

The approved plans presented a total of 156 parking spaces located in the surface parking lot and subterranean garage. The proposed number of spaces complied with the DSP parking standards for medical and retail uses and exceeded the number required by Code. Access to the parking is provided off a primary two-way driveway from Colorado Street and a secondary two-way driveway from Elk Avenue.

The 26,913 SF, mid-block project site is bordered by Colorado Street to the north, a florist shop to the east, Elk Avenue to the south, and a parking lot/commercial building to the west. Across Colorado Street are a seven-story commercial building and three-story mixed use building. The properties abutting the 423 E. Elk Avenue lot feature two-story residential buildings. The properties facing Glendale Avenue between Colorado and Elk Avenue are zoned Downtown Specific Plan (DSP) – East Broadway District. All of these properties could be developed with four-story buildings by right, and ultimately up to five stories using DSP incentives.

PARKING EXCEPTION REQUEST

The Parking Exception request is to allow a reduction in the required size for seven parking spaces:

CODE REQUIRES

1) All parking must comply with GMC Section 30.32.090.B and Chart III regarding Width, Length and Aisle Width.

APPLICANT'S PROPOSAL

1) To allow six of the proposed 155 parking spaces to have a reduced width (ranging from 9'-0" to 9'-7", when 9'-7" to 10'-6' is required) and one parallel (0 degree) parking space to have a reduced length (24'-9¾", when 30'-0" is required) in conjunction with the development of a new four-story office building.

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. PPPEX 1708137, a request for a reduction in size for seven parking spaces (GMC Section 30.32.090.B), for the project located at 500 East Colorado Street, meets the findings of Section 30.32.020 as follows:

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.

By allowing the applicant to provide six parking spaces slightly narrower, and in the case of the parallel space – slightly shorter, than required by Code when adjacent to columns and walls provides a design improvement that allows an additional seven parking spaces to be included within the parking garage for a total of 155 spaces. The project was originally approved with 156 spaces within the surface parking lot fronting Elk Avenue and at grade and within the subterranean parking garage below the building. Following City Council approval, preparation of the construction documents and engineering plans uncovered that there are space restrictions that prevent some parking spaces from complying with the Zoning Code. As designed, the subterranean garage provides the Code required back-up, drive aisles, and turning radius to sufficiently move cars. However, six of the 90 degree spaces adjacent to walls cannot be widened and one parallel space (0 degree) cannot be lengthened to comply with the dimensions noted in Chart III of the parking chapter due to the width and length of the parking garage, as well as the structural requirements within the garage structure. The applicant is requesting the parking exception to allow six parking spaces with a reduced width ranging from 9'-0" to 9'-7", when 9'-7" to 10'-6' is required, and one parallel (0 degree) parking space with a reduced length of 24'-9¾", when 30'-0" is required. This request would essentially be an approximate 9% deviation from the stall width for the six spaces, and a 17% deviation from the required parallel stall length. Staff visited an existing residential project with parking space dimensions very similar 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 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 proposed reduced dimensions of the parking spaces will be functional. As proposed, the width will allow both driver and passengers to enter and exit the parked vehicles with enough room to open and close doors safely and comfortably without hitting a column, wall, or adjacent parked vehicle. As noted in Finding A above, based on a site visit to an existing residential project with parking space dimensions similar to this proposal, staff 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. As such, the project 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 intent of dimension standards for parking spaces is to ensure the spaces provided are useable. The purpose of the Parking 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 minor deviations to some parking stalls width will allow the project to maximize the number of off-street parking spaces while still providing useable parking spaces, as confirmed by staff. Therefore, granting this exception will not be contrary to the objective of the applicable regulations.

CONDITIONS OF APPROVAL

APPROVAL of this Parking Exception shall be subject to the following conditions:

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 Hearing Officer.

2. That all necessary permits shall be obtained from the Building and Safety Division 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 project, which is different than what is represented as part of this Parking Exception application, shall require a new application as determined by the Hearing Officer.

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 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 **JULY 7, 2017,** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

GMC CHAPTER 30.41 PROVIDES FOR

Termination: Every right or privilege authorized by a Parking 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: A Parking Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Parking 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 Parking Exception.

APPEAL FORMS available on-line
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

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 parking 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, Vilia Zemaitaitis during normal business hours at his direct line (818) 937-8154 or office line (818) 548-2115 or vzemaitaitis@glendaleca.gov, between 7:30 a.m. to 5:30 p.m. weekdays.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Erik Krause
Deputy Director of Community Development

EK:VZ:vz

cc: City Clerk; Police Dept.; City Attorney's Dept.; Fire Prevention Engineering Section; City Engineer and Traffic & Transportation Section; Director of Public Works and General Manager for Glendale Water and Power; Glendale Water & Power -Water Section; Glendale Water & Power-Electric Section; Parks and Community Services Dept; Neighborhood Services Division; Integrated Waste Management Admin.; Maintenance Services Section Admin.; Street and Field Services Admin.; and case planner - Vilia Zemaitaitis.