

May 22, 2018

West Doran Holdings, LLC
Attn: Megan Galletly
210 South Orange Grove Boulevard
Pasadena, CA 91105

**RE: 800 WEST DORAN STREET
(800 WEST DORAN PROJECT)
ADMINISTRATIVE USE PERMIT NO. PAUP 1603000**

Dear Ms. Galletly:

This letter is in response to your request dated, April 6, 2018, for a one-year time extension for the above case. On July 6, 2016, the Planning Hearing Officer approved the subject project comprised of 52 multi-family units. The administrative use permit approval will expire on July 6, 2018, two years from the approval date.

Chapter 30.41 of the Glendale Municipal Code allows for the granting of a time extension of the approval upon request of the applicant and where the following two findings can be met:

1. That a reasonable effort to act on such right or privilege has commenced within two (2) years of the approval date.
2. That neighborhood conditions have not substantially changed since project approval.

The applicant contends that the project was intentionally conceived and designed to be different than what has been and is being built in downtown Glendale. Since the approval date, the applicant has researched exploring a wood frame design instead of their preferred concrete frame construction, which has been met with some market resistance. The applicant has pursued in good faith actively searching for financing for the project or a buyer for the site. However, the applicant believes that it has been a challenge to sell/finance because the project is a for-sale product with larger units than typically found in Glendale. Presently, the applicant is engaging with the City to explore the potential for providing affordable housing on the site. In order to obtain design review approval and the building permit for the project, the applicant is requesting a one-year extension of the administrative use permit approval for the project.

The neighborhood conditions have not substantially changed since project approval. There have been no changes to the zoning code that would be affected the approved project.

CONCLUSION

After research and study of the files and the supporting documents submitted on behalf of the time extension request, staff determined that the facts and evidence presented show that the applicant is continuing to proceed in good faith toward completing the project. Therefore, the one-year time extension request for PAUP 1603000 for the project located at 800 West Doran Street is **APPROVED** and such approval will expire on July 6, 2019.

If you should have any questions regarding this matter, please do not hesitate to contact the case planner, Roger Kiesel, at 818-937-8152 or rkiesel@glendaleca.gov.

Sincerely,



Philip Lanzafame
Director of Community Development Department

PL:RAK:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Roger Kiesel.