CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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January 9, 2020

Garo Nazarian
Domus Design
109 East Harvard Street – Suite No. 306
Glendale, Ca. 91205

RE: 2941- 2943 HONOLULU AVENUE
CONDITIONAL USE PERMIT NO. PCUP 1913153

Dear Mr. Nazarian:

On December 18, 2019 the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit to allow multi-family dwelling units on the ground floor of a proposed project located in the "C1" - (Neighborhood Commercial) zone, located at **2941 – 2943 Honolulu Avenue,** described as a Portion of Lot 14, Block E, Crescenta Canada Tract, in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL
Conditional Use Permit

(1) To construct an 18-unit density bonus housing project with an affordable housing component providing residential uses at the ground floor level (G.M.C. 30.12.020 B, Table 30.12-A)

CODE REQUIRES
Conditional Use Permit

(1) Multiple-residential dwelling units at the ground floor level subject to the provisions of the R-1250 zone require approval of a conditional use permit.

ENVIRONMENTAL DETERMINATION
The project is exempt from CEQA review as a Class 32-inch, "In-fill Development Projects" exemption pursuant to state CEQA Guidelines Section 15332 because the project meets all the conditions for an in-fill development project.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **APPROVED WITH CONDITIONS** your application based on the following:

A. The proposed use will be consistent with the various elements and objectives of the general plan.

The proposed use is consistent with the various elements and objectives of the General Plan. Residential uses on the ground floor are allowed in the (C1) – Neighborhood Commercial zone subject to approval of a Conditional Use Permit (CUP) and development in accordance with the (R-1250) – High Density Residential zone standards. The project, including the ground floor residential units, is consistent with the Land Use Element in that it will revitalize a currently vacant site, the design of which includes subterranean parking and a large landscaped area adjacent to Honolulu Avenue. Further, the project will increase housing type diversity and the opportunity to live in an area that has little recent residential development and is located in an easily accessible location consistent with the goals and objectives of the North Glendale Community plan. The proposed project and the affordable housing contained within it, particularly fulfill two goals contained in the Housing Element in that it provides housing services that address groups with special needs. The Safety Element does not identify any hazards associated with the site. The adjacent Honolulu Avenue can accommodate the traffic generated as a result of the project. The Open Space and Conservation Element does not identify this site for open space purposes. Therefore, the application is consistent with the various elements and objectives of the General Plan.

It should be noted, that the proposed project will comply with Government Code Section 65915 and Municipal Code Section Chapter 30.36 as it relates to affordable housing and density bonus incentives. Since the project meets the requirements of Government Code Section 65915 Chapter 30.36, they are entitled to three concessions.

The subject building will comply with the minimum landscaping requirements, setbacks, and will be required to obtain approval from the Design Review Board, all of which will ensure architectural compatibility and proper buffering between neighboring properties.

B. The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare or the environment. The project is located in a

neighborhood where both commercial and residential uses are permitted and currently in existence. Apartments with ground floor residences are prevalent along Honolulu Avenue to the west of the project site. Therefore, the proposed use will be consistent with other apartment uses in the neighborhood. The provision of dwelling units on the ground floor, permitted or granted variances in other areas of the City, have not proven to be detrimental to those neighborhoods.

C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The surrounding area is developed, and has been for many years, with a variety of commercial uses along Honolulu Avenue. Single- and multi-family residential units are located both north and south of Honolulu Avenue and west of the subject site. Given the mixed use nature of the surrounding neighborhood, ground floor residential units are not anticipated to adversely impact adjacent uses. Further, the foot traffic that the proposed high density residential development may bring will be beneficial to the neighborhood businesses. There is very limited vacant land in the surrounding neighborhood and, therefore, development of residential dwelling units on the ground floor will not impede new development in the area.

D. Adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use, including the residential units at the ground level. Public facilities such as gas, electricity, water and sewer are in place adjacent to the subject site and the surrounding neighborhood. Glendale Water and Power does not anticipate issues serving the project site. The project proposes to provide the minimum 25% landscape requirement per Zoning regulations. The project includes affordable housing units in accordance with SB1818. Parking requirements for projects utilizing SB1818 are one parking space for one (1)-bedroom units and two parking spaces for two bedroom units. These ratios are inclusive of handicapped and guest parking spaces. As proposed, the project will require thirty (30) parking spaces total; however, twenty-three (23) parking spaces total will be provided. As part of the Density Bonus request, one of the three incentives/concessions is to allow a seven-space parking shortfall. Driveway access to the property is from the eastern portion of the site. Traffic and Transportation staff did not cite concerns related to this driveway location.

The portion of Honolulu Avenue (between La Crescenta Avenue to Lowell Avenue) is considered a minor arterial street in the Circulation Element of the City's General Plan. This type of street is designed to carry up to 30,000 vehicles per day. The proposed project to allow multi-family housing on the ground floor and eliminate commercial uses will have a positive impact on traffic counts since commercial uses typically have more trips throughout the day than residential uses.

CONDITIONS OF APPROVAL

APPROVAL of the Conditional Use Permit shall be subject to the following:

1. The development shall be in substantial according 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 Planning Hearing Officer.

2. All necessary permits (i.e., building, fire, engineering, etc.) including individual sign permits and encroachment 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 Design Review Board approval shall be obtained prior to issuance of a building permit.

4. That the applicant shall comply with all Section/Department requirements as specified in their memos to the satisfaction of the City or Department Director. These memos include but are not limited to GWP (July 18, 2019) and Public Works Engineering (July 30, 2019).

5. That if any buildings, sidewalks, curb, or gutter, fencing or landscaping areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be required to be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.

6. That adequate means be provided for the collection of solid waste generated at the site and that all recycling items be collected and property disposed of to the satisfaction of the Integrated Waste Management Administrator.

7. That any proposed exterior lighting shall be directed on the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Hearing Officer.

8. That a landscape plan proposing water conserving materials and including a complete irrigation plan shall be prepared by a person licensed to prepare such plans and shall be approved by the Design Review Board prior to the issuance of a building permit.

9. Landscape areas shall be maintained in good condition with live plants and free of weeds and trash.

10. That the method of discharge of the on-site drainage shall be approved by the Director of Public Works.

11. That a grading permit shall be obtained for the subterranean garage.

12. The premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Conditional Use Permit are complied with.

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

14. That any expansion or modification of the facility or use shall require a new conditional use permit application. Expansion shall constitute adding of additional units, floor area, or any physical change as determined by the Planning Hearing Officer.

15. That the project shall comply with applicable density bonus provisions of Title 30.

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 **January 24, 2020** 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 CDD, 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: http://www.glendaleca.gov/appeals

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 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, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, administrative use permits, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a conditional use permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by a conditional use permit 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.

EXTENSION

An extension of the conditional use permit 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 conditional use permit.

CESSATION

A Conditional Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Conditional Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner who acted on this case. This would include clarification and 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.

Sincerely,
Philip Lanzafame
Director of Community Development

Bradley M. Collin
Planning Hearing Officer

BC:MT:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Milca Toledo