

December 16, 2013

Rodney Khan
1111 North Brand Boulevard – Suite 403
Glendale, CA 91202

**RE: 1811-1815 SOUTH GLENDALE AVENUE
PARKING REDUCTION PERMIT NO. PPRP 1321655
(Armenian Youth Association)**

Dear Mr. Khan:

On November 6, 2013, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.50, on your application for a Parking Reduction Permit to allow the Armenian Youth Association to continue operation of the Youth Assembly Hall without providing the minimum required 55 parking spaces, located at **1811-1815 South Glendale Avenue**, in the "C3" - Community Service Zone, described as Lots 6, 7, 8, 9 and 10, Tract No. 5824, in the City of Glendale, County of Los Angeles.

NOTE: The site contains 21 spaces. Variances were granted in 1996, 1998 and 2003 to allow less than the minimum number of parking spaces for this use. No changes to the site or operation are proposed,

APPLICANT'S PROPOSAL

Parking Reduction Permit

- (1) A parking reduction permit to provide 21 on-site parking spaces where the code requires 55 parking spaces.

CODE REQUIRES

Parking Reduction Permit

- (1) Places of assembly require 28.6 parking spaces per 1,000 square feet of seating or viewing area. The seating area of the Armenian Youth Association is 1,918 square feet and, therefore, requires 55 parking spaces.

ENVIRONMENTAL RECOMMENDATION: MND 95-18 (Mitigated Negative Declaration) was adopted by the Zoning Administrator on January 10, 1996.

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 **GRANTED WITH CONDITIONS** your application based on the following:

- A. The parking need for the land use is not as great as for similar land uses or the parking requirement for the land use established in the Zoning Code is greater than what will be needed by the land use.**

The parking requirement for the land use established in the Zoning Code is greater than what is needed by the Youth Assembly Hall. Assembly hall uses require 28.6 parking spaces per 1,000 square feet of seating or viewing area in the City's Zoning Code. The building in which the Hall operates contains a 1,918 square-foot assembly area, which translates into a requirement for 55 on-site parking spaces. The Youth Assembly Hall is different from a typical assembly facility or auditorium type use in that the association that operates it provides services for at-risk youth, personal development and cultural education. Few special events, where gatherings exceed 30 people, occur on the site. When an event such as this takes place, previously granted variances have imposed a condition that a valet parking attendant is provided on the site to supervise and regulate parking. A similar condition requiring a valet attendant for gatherings exceeding 30 people is included. The Youth Assembly Hall has existed on the subject site since 1996 and no complaints regarding parking have been received. The applicant submitted a parking count for the site and the maximum number of parking spaces occupied was 19 spaces on a typical weekday at 8:00 pm. No city division/departments, including the Police Department or the Planning and Neighborhood Services Division, had concerns related to the application and no changes to the site plan or operation of the facility are proposed.

- B. The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met.**

The purpose of parking regulations is to provide for suitable and sufficient off-street parking facilities so nearby land uses are not negatively impacted and to protect the public safety by lessening traffic congestion on public streets. The site currently contains 21 parking spaces, which have the necessary width, length and turning radius to safely maneuver on-site. The driveway and circulation patterns have been previously reviewed by Traffic and Transportation and no changes to the parking spaces or circulation pattern are proposed. The submitted parking count identified typical week day and Saturday on-site parking use. Peak utilization of the parking lot occurs in the late afternoon and evening, where a maximum of 19 spaces were used.

The site has been operating as the Youth Assembly Hall for 17 years and no ill effects related to the reduction in required parking have been identified.

C. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

The Youth Assembly Hall has occupied the subject site since 1996. The 21 existing on-site spaces have been sufficient for the use and no complaints regarding any lack of parking have been brought to the city's attention. On the occasion where more than 30 people attend a special event at the site, a valet parking attendant will be required to supervise and regulate parking, as is currently required. Potential future uses of the site will either need approval of a new parking reduction permit or provide the minimum number of on-site parking spaces as specified in the Zoning Code at the time in which the uses are proposed.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make the required findings for granting a youth assembly hall, pursuant to Section 30.50.040 of the Glendale Municipal Code, because the use operates differently from typical assembly facilities or auditoriums focusing on services for at-risk youth, personal development and cultural education. A condition of approval is included requiring a valet attendant for gatherings exceeding 30 people.

CONDITIONS OF APPROVAL

APPROVAL of this Parking Reduction Permit (PPRP1321655) is subject to the following conditions:

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 Planning Hearing Officer.
2. That all necessary licenses as required from Federal, State, County or City authorities, including the City Clerk, shall be obtained and kept current at all times.
3. That all necessary permits (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall comply with the Glendale Building Code and all other applicable regulations.
4. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed. The Planning Hearing officer's opinion shall prevail to arbitrate any conflicts.
5. That the premises shall be made available and accessible to any authorized City personnel for inspection to ascertain that all conditions of approval of this parking reduction permit are complied.
6. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

7. That landscaping areas shall be maintained in good condition with live plants and a functioning irrigation system.
8. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator of the City of Glendale.
9. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in this application.
10. That a valet attendant be on site for any function, which exceeds 30 people.
11. That all mitigation measures listed in the negative declaration resulting from the processing of Environmental Information Form No. 95-18 shall be met.
12. That any proposed exterior lighting shall be directed away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
13. That there shall be no expansion, changes in mix of activities within the use or in operating characteristics of the facility without approval of the Director of Community Development.
14. That the parking reduction permit may not be implemented and is not valid until and unless the owner of the property for which a parking reduction has been requested signs a notarized affidavit in a form acceptable to the City Attorney accepting the permit and all its conditions, records the document against the property with the Los Angeles County Assessor's Office and provides proof to the City of such recording.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 **DECEMBER 31, 2013**, 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.

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

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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.

REVOCAION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over parking reduction permits (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the Hearing Officer 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.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by a parking reduction 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 parking reduction 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 parking reduction permit.

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, 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,



Kristen Asp
Planning Hearing Officer

KA:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/F.Jenks); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (R.Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); Ara Mardirosian– rep. the applicant; and case planner-Roger Kiesel.