

April 26, 2016

Kamran Aryai
Envirotecture, Inc.
3600 Wilshire Boulevard, #1402
Los Angeles, CA 90010

**RE: 221 NORTH BRAND BOULEVARD
PARKING EXCEPTION CASE NO. PPPEX 1602058
(North-West College)**

Dear Mr. Aryai:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception to allow the conversion of 9,478 square feet of general office space to a private specialized school, located at **221 North Brand Boulevard** in the "DSP/AT" – Downtown Specific Plan/Alex Theatre District, without providing the 61 additional parking spaces required for the change in use. The site is described as Lot 7 and a Portion of Lot 6, Block 6 of the Glendale Boulevard Tract, Glendale, in the City of Glendale, County of Los Angeles.

REQUIRED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the Director of Community Development was unable to make the required findings to grant the requested parking exception and has **DENIED** your application based on the following:

- A. Parking spaces required for the proposed use or construction proposal cannot reasonably be provided in size, configuration, and number of spaces or locations specified by the provisions of this title without impairment of the project's viability;**

The scope of the project and the existing conditions of the site result in practical difficulties that impair the project's viability if the strict requirement for number of parking spaces were applied.

The 10,500 square feet project site is zoned DSP/AT (Downtown Specific Plan/Alex Theater District) and is located in the former Central Glendale Redevelopment Project Area. The Central Project Area was established with the intent of revitalizing the community's central core through the creation of a dynamic and diverse downtown; the Downtown Specific Plan continues to implement that vision. In addition to providing a framework to guide responsible growth and development in Downtown Glendale, the DSP supports a variety of economic activities and mixed use development, including dense urban housing, to provide a diverse downtown climate, to preserve the distinctive character of each of the DSP's districts, and encourages

quality urban design. The zoning promotes a variety of commercial and residential development, and allows for private specialized school uses by right when not located at the ground level. The subject building has housed a combination of offices, retail stores, and private specialized schools with no on-site parking since its construction in 1951.

The proposal is to convert the existing general office on the second floor, at 221 North Brand Boulevard, to a private specialized school ("North-West College"). The conversion of the existing tenant space on the second floor from general office to private specialized school results in a parking space deficit of 61 spaces, according to Code. The resulting increase in the number of required parking spaces cannot be accommodated on-site given the current building footprint and site plan. There is no physical room to provide any parking on the property. Furthermore, the adjacent lots are all fully developed so no additional area is available to be used for off-site parking for the proposed use. Thus, the 61 required parking spaces cannot reasonably be provided on-site.

- B. The parking exception will serve to promote specific goals and objectives of the adopted plan for the former Central Glendale 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 proposed expansion will not be consistent with the elements of the General Plan. The two block commercial area features a variety of intimate-scale retail, restaurant, and service uses located within traditional storefronts, concentrated along Brand Boulevard, north of Wilson, and south of Lexington. The Alex Theatre district encourages entertainment activities, restaurants, small-scale retail businesses, and other such pedestrian-oriented activities. The project consists of intensifying the private specialized school use on the second floor. The cumulative effect of the total amount of area used for a private specialized school will not be consistent with the goals of the Downtown Specific Plan. Current parking requirements have been put in place to incentivize retail business and restaurant uses in the Downtown Specific Plan; a private specialized school use is not one of those encouraged uses. For all these reasons, the project will not be consistent with the various elements and objectives of the Glendale General Plan.

- 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 project involves an exceptional condition that does not apply generally to other property in the area: the building in which the general office and private specialized school is located covers most of the site so that it is infeasible to alter the size or configuration of the structure to accommodate on-site parking. The Code-required parking for private specialized school uses (utilizing a classroom setting) in the DSP is 28.6 spaces per 1,000 square feet of gross floor area. The conversion of the 9,478 square feet of general office to private specialized school would require an additional 61 parking spaces, which cannot be provided onsite. Therefore, there are exceptional circumstances that are applicable to the property involved that do not apply to other areas of the city zone for the proposed use.

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.

The granting of an additional parking exception for a 61 space parking reduction will be detrimental to the public welfare or other developments in the surrounding neighborhood. The private specialized school is located in a mixed-use commercial building that already utilizes the parking provided within the nearby public parking garage located on Orange Street. The City of Glendale wants to maintain some availability of parking since there are a number existing multi-use developments in the area that may choose to utilize the Orange Street parking structure. The Orange Street parking structure does not have the capacity to accommodate 61 spaces only by the private specialized school. Based on information provided by the city's Traffic Engineering Section, the structure currently has over 500 monthly parking users utilizing the structure each day and has hit a peak occupancy of over 90%. Therefore, the approval of a parking exception for 61 parking spaces will be detrimental to the public welfare or surrounding neighborhood.

APPEAL PERIOD

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 **May 10, 2016**, in the Building & Safety Division, 633 East Broadway, Room 101.

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

To save you time and a trip, please note that some of our FORMS are available on-line and may be downloaded.

TRANSFERABILITY

This authorization runs with 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 or the proposed operator, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

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, Danny Manasserian, who acted on this case.

He may be reached at (818) 937-8159 or dmanasserian@glendaleca.gov. 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



Erik Krause
Interim Deputy Director of Planning
EK:DM:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); 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 Daniel Manasserian.