



October 12, 2016

Jamie Knollmiller
15615 Alton Pkwy
Irvine, CA 92618

**RE: 6850 SAN FERNANDO ROAD
PARKING EXCEPTION CASE NO. PPPEX 1621157
(Da Vita Dialysis Clinic)**

Dear Ms. Knollmiller:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception (Case No. PPPEX 1621157) for the property located at **6850 San Fernando Road**, in the "IMU-R" (Industrial/Commercial-Residential Mixed Use) Zone described as Lots 1 through 13, Block A, Tract No. 4280 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 following conditions.

ENVIRONMENTAL RECOMMENDATION

This project is exempt from environmental review per Section 15301(e)(1) of the State CEQA Guidelines, Class 1 "Existing Facilities" .

PROJECT PROPOSAL

The project consists of converting an existing 14,140 square-foot retail business ("The Salvation Army Family Store"), located at 6850 San Fernando Road to a medical office use ("DaVita Dialysis Clinic") without providing the additional 14 on-site parking spaces required per Code.

SUMMARY AND BACKGROUND

DaVita Dialysis Clinic is a medical office use, which provides dialysis treatment and support services for patients with kidney failure. The applicant is requesting approval of a Parking Exception Application to operate at an existing 14,140 square-foot vacant commercial building with 57 on-site parking spaces where the code requires 71 spaces. The existing building was previously occupied by a second hand retail use operated by The Salvation Army Family Store. The applicant is proposing to occupy the entire 14,140 square-foot building.

The subject site is 39,988 square feet with a 57 space surface parking lot. The applicant has indicated that the medical office business will operate Monday through Saturday from 7:00 a.m. to 7:00 p.m. closed on Sundays. The peak operating days and times for the business are on Monday, Wednesday and Friday from 8:00 a.m. to 9:00 a.m. and 1:00 p.m. to 2:00 p.m. Patients will be treated at the facility for dialysis, which is a specialized treatment. The treatment is based on shifts with a maximum of 24 patients treated per shift. Each treatment takes approximately three to four hours, and there are three to four shifts per day. There will be approximately 14 employees on-site, per shift. According to the applicant, approximately 85

percent of the patients will be dropped off at the facility. Patient drop-off is very feasible and safe in the area since the site has a large private parking lot with 57 spaces. However, if drivers prefer to stay and wait for the patient(s) to finish their three to four hour treatment, parking is available.

PARKING EXCEPTION REQUEST

The Code requires that upon the change of use within an existing building, additional parking spaces be provided for the new use over and above the number of spaces required by the prior use. In many cases, a strict application of the parking code to require full on-site parking for these uses is not practical and would prevent businesses from locating in the San Fernando Road Redevelopment project area.

The previous retail use required 4 spaces per 1,000 square feet of floor area. The medical office use requires 5 spaces per 1,000 square feet of floor area. According to Section 30.32.030 and 050, Title 30 of the GMC, the parking shortfall for the medical office use will be 14 parking spaces.

Use(s)	Parking Required	Additional Required Parking	Comments
Previous 14,140 SF (retail)	Retail: 4 spaces per 1,000 sf of floor area= 57 spaces	n/a	Pursuant to Code, 57 spaces exist from the previous use based upon 4/1,000 for the 14,140 SF retail use. Only the additional spaces need to be provided.
Proposed 14,140 SF Medical Office Use	Medical Office: 5 spaces per 1,000 SF of floor area= 71 spaces	14	Conversion of a retail use to a medical office use requires 71 spaces. Credit is received for the 57 spaces attributed to the prior use, a net of 14 new spaces are required.

Although the Zoning Code does not permit on-street parking spaces to be used in meeting parking requirements, on-street parking located on both sides of San Fernando Road and Elm Avenue are available. Staff conducted two field surveys on a weekday (a typical workday) between the hours of 8:00 a.m. and 9:00 a.m. and 1:00 p.m. and 2:00 p.m. coinciding with the proposed peak operating hours of the medical office. It was observed that there was on-street parking available on both sides of San Fernando Road. In addition, it was observed that on-street parking had frequent turn-over with the exception of a few vehicles, which appeared to be parked for a longer period of time.

Based on field observations, nearby uses along the east and west sides of San Fernando Road that were open included, warehousing, vehicle repair garages, a body shop and an adult day care all appeared able to accommodate their parking demands with on-site parking. The results suggest that on-street parking generally exists throughout the day along San Fernando Road.

The site has 57 on-site parking spaces at the front of the lot. Neighboring uses along San Fernando Road are retail, warehouse, vehicle repair garages and industrial type uses with available on-site parking to meet their parking needs. Based on the nature of the proposed business, a specialized dialysis treatment, percentage of patients dropped off at the facility for treatment, number of employees per shifts and their hours of operation, the existing 57 on-site parking spaces would be sufficient to meet the parking demand of the DaVita Dialysis Clinic.

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. PPEX 1621157, a request for a 14 space parking exception in conjunction with a new medical office use at 6850 San Fernando Road, meets the findings of Section 30.32.020 as follows:

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

The subject property is located on the southeast corner of San Fernando Road and Elm Avenue. The 39,988 square-foot lot is currently developed with a 14,140 square-foot commercial building with 57 on-site parking spaces. The most recent Zoning Use Certificate approved for this address was a retail use. The applicant is proposing to occupy the entire 14,440 square-foot building and change the use to a medical office. The proposed change in use would result in a parking shortfall of 14 spaces.

The existing building was constructed in 1995 with on-site parking for a new retail use. At that time, the parking lot was designed to accommodate the required parking for the retail use. It is not possible to provide the additional 14 parking spaces required for the change in use on-site without significantly modifying the existing building or modifying the existing parking design layout, parking dimensions and circulation. Based on the existing site conditions, there is no room to accommodate additional parking spaces required by the Zoning Code for the change of use from a retail use to a medical office use. Any changes to the existing building or site planning would impair the viability of the project because it would not meet the demands of the proposed medical office use.

B. The parking exception will serve to promote specific goals and objectives of the adopted plan for the San Fernando Road Corridor 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 site is located in the San Fernando Road Corridor Redevelopment Project Area. The primary goal of the former Redevelopment Agency's project area plan was to remove blight. This goal remains a vital economic development goal for the City. The redevelopment plan called for a mix of uses in the project area and the prevention of the re-introduction of blighting influences in the project area. The City's Zoning Code for the San Fernando Road area similarly supports mixed use and the proposed medical office adds to the diversity of the project area while remaining consistent with and complementary to other uses. An occupied building is an important factor for the economic stability of the operator(s) and neighboring commercial uses, especially with a large building on prominent corner. This will

help continue to revitalize this area, prevent physical blight, and it will help improve the economic welfare of the area.

The project is located in the IMU-R Zone which allows for the introduction of a mix of commercial residential uses, or stand-alone commercial, residential and industrial uses. The intent of this zoning is to allow for a range of uses to provide appropriate transition and greater compatibility with adjacent residential neighborhoods. The subject site is located in an area surrounded by commercial uses and residential multi-family across the alley to the east. The proposed medical office use would contribute to the diversity of the uses in this part of San Fernando Road, thereby meeting the intent of the Zoning Code and is an appropriate use in that it supports the existing multi-family neighborhoods in the area.

The objective of the parking regulations in the Zoning Code is to assure adequate on-site parking so as to not impact neighboring uses. While the site cannot accommodate all required on-site parking due to site constrictions, the anticipated parking demand can be met based on the nature of the proposed business, specialized dialysis treatment, percentage of patients dropped off at the facility for treatment, number of employees per shift and their hours of operation.

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 building was constructed in 1995 with on-site parking for a new retail use. The subject site is located in area where commercial retail and warehouse uses dominated this part of town. In the last several years, there has been a subtle change with the type of uses established along San Fernando Road. A noticeable change has been a shift from industrial/heavy commercial uses to retail, creative and employee intensive uses, including specialized medical offices. The proposed medical office use would be an appropriate addition to this diverse commercial area.

The project involves an exceptional circumstance in that it would provide specialized dialysis medical treatment for patients, which is not common in this part of town. This part of the city has limited medical office uses since the area is primarily characterized by industrial/commercial uses. If established, this new use has the potential to provide special medical treatment to patients that require dialysis. Further, and the proposed use will potentially introduce more business, which complement this type of medical treatment. In addition, the proposed use has the potential to create more employment for individuals specializing in this type of medical treatment, providing a much needed medical treatment like dialysis. The proposed use would be an asset to this part of the city.

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.

Although the Zoning Code does not permit on-street parking spaces to be used in meeting on-site parking requirements, on-street parking is available around the area. On-street parking is permitted on both sides of San Fernando Road in this area where on-street parking is available. In September 2016, two field surveys were conducted of the area at specific times in the morning and afternoon when the medical office's peak times for patient

treatment were identified. For example, on a Monday between 8:00 a.m. and 9:00 a.m. and a Wednesday between 1:00 p.m. and 2:00 p.m., it was observed that there was available on-street parking in the area to accommodate approximately 20 vehicles. Based on field observations, nearby uses are able to accommodate their parking demands due to the existence of on-street parking spaces in the area and the potential to accommodate their spaces on-site. Most of the uses including retail uses along San Fernando Road have on-site parking. The results of the field survey suggest that on-street parking generally exists throughout the day along San Fernando Road. Utilizing on-street parking would accommodate additional parking demand that will not be met on-site, if needed.

The applicant has indicated that the medical office business will operate Monday through Saturday from 7:00 a.m. to 7:00 p.m. closed on Sundays. The peak operating days and times for the business are on Monday, Wednesday and Friday from 8:00 a.m. to 9:00 a.m. and 1:00 p.m. to 2:00 p.m. Patients will be treated at the facility for dialysis, which is a specialized treatment. The treatment is based on shifts with a maximum of 24 patients treated per shift. Each treatment or shift will take approximately three to four hours, three to four times per day. There will be approximately 14 employees on-site, per shift. According to the applicant, approximately 85 percent of the patients will be dropped off at the facility. Based on the above information, out of the 57 on-site parking spaces to serve the use, only 18 spaces would be needed to accommodate both the 15 percent of patients that drive and park their vehicle and to meet the employee parking demand per shift.

Therefore, Parking Exception Case No. PPPEX 1621157 is hereby **APPROVED**, subject to the following conditions:

CONDITIONS OF APPROVAL

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 Director of Community Development.
2. That all necessary permits shall be obtained from the Building and Safety Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That all signs shall require a separate sign permit.
4. That design review approval or exemption shall be obtained for any changes to the exterior of the building prior to the issuance of a building permit.
5. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in this application.
6. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
7. That the Parking Exception is valid only insofar as the specific use for which it was granted or similar land use (as determined by the Director of Community Development). The permit runs with this specific land use as long as there is no intensification of the

use or that other uses proposed will not require more parking as provided herein as determined by the Director of Community Development.

8. That any expansion or modification of the use, floor area, parking, etc., which is different than what is represented as part of this Parking Exception application, shall require a new application as determined by the Director of Community Development.
9. That any new rooftop equipment shall be appropriately screened from the public right-of-way.
10. That a permit and final inspection shall be required for any restriping of the parking lot and must be in compliance with Zoning and Building Codes.
11. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
12. That a parking plan shall be submitted to accurately depict the existing parking conditions (i.e., number of parking spaces, design, layout, dimensions, etc.).
13. That the applicant shall apply for a Business Registration Certificate (BRC) for a medical office, subject to the findings and conditions outlined in this decision letter. Said BRC shall be issued prior to opening the medical office use.

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 (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before October 27, 2016, 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 Community Development Department (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Milca Toledo at 818-937-8181 or mitoledo@glendaleca.gov .



PL
Philip Lanzafame, Director of Community Development

PL:EK:MT:KA: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-(D.Nickles); 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 Milca Toledo.