



March 1, 2017

Nareg Khodadadi
417 Arden Avenue, Suite 115
Glendale, CA 91203

**RE: 1219 LOS ANGELES STREET
ADMINISTRATIVE USE PERMIT NO. PAUP 1626488
(Academy USA)**

Dear Mr. Khodadadi:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Community Development Department processed your application for an Administrative Use Permit (AUP) to allow a physical instruction school at an existing 43,255 square-foot warehouse building (Academy USA), located at **1219 Los Angeles Street**, in the "IND" - Industrial Zone, described as Lot 9 and a Portion of Lot 10 of Watt's Subdivision and a Portion of Lot 19 of Breedloves Subdivision, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

Administrative Use Permit

- 1) The establishment of a physical instruction school requires an administrative use permit in the "IND" - Industrial Zone.

APPLICANT'S PROPOSAL

Administrative Use Permit

- 1) An Administrative Use Permit to allow the establishment of a new physical instruction schools at an existing warehouse building.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

After considering the evidence presented with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS** your request based on the following findings:

REQUIRED FINDINGS

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

The zoning designation for the subject site is IND (Industrial), and the General Plan Land Use Element designation is Industrial. The IND zone allows for a variety of land uses, such as, but not limited to, services, assembly, entertainment production, manufacturing and research and development, in conformance with the General Plan. Physical instruction school uses are consistent with the intent of the land use designation and are allowed with approval of an administrative use permit in the IND zoning district. The site is located in the San Fernando Road Corridor Redevelopment Project Area. The primary goal of this area 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 physical instruction school adds to the diversity of the project area while remaining consistent with and complementary to other uses within this area of South Glendale. An occupied building is an important factor for the economic stability of the operator(s) and neighboring industrial and commercial uses. This project will help continue to revitalize this area, remove physical blight, and improve the economic welfare of the area. The proposed reuse of the vacant building will enhance the economic vitality of the neighborhood with an operable business that complements the mix of industrial and commercial uses within the San Fernando Road Corridor.

The subject property is located at the northern "terminus" of Los Angeles Street, which is identified by the Circulation Element as a local street. Los Angeles Street directly connects with Palmer Avenue, Magnolia Avenue and San Fernando Road, which are identified as an Urban Collector, Local Street and Major Arterial, respectively. These streets will be able to accommodate the increase in traffic the proposed use as documented in the Traffic Impact Analysis performed by Jano Baghdanian & Associates and is consistent with the Circulation Element. Given the subject application requests to allow a physical instruction school, other elements of the general plan, including the Open Space, Recreation, and Housing, will not be impacted.

B. That 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 proposed physical instruction school will not be detrimental to the public health or safety, the general welfare, or the environment. The project site is located at the northern "terminus" of Los Angeles Street and is surrounded by

industrial uses to the south and east, the Southern Pacific Railway to the west and a municipal utility (Public Works – Integrated Waste Management) to the north. The proposed use will not conflict with the surrounding uses, as the physical instruction will be entirely within the warehouse building and will not include any outdoor physical instruction activity. Additionally, the applicant does not propose any additional floor area. As a result, the foot print of the building will not change. Conditions have been added to the approval of this project to ensure the proposed use and structure will operate in a responsible manner. Minor improvements to the exterior of the building include changes to the south facing façade to enhance the curb appeal viewed from Los Angeles Street, and the parking lot will be improved with 25 net additional parking spaces and approximately 1,160 square feet of new landscaping. Neither the Glendale Police Department nor the Neighborhood Services Division cited major concerns related to the proposed administrative use permit. Therefore, the physical instruction school is not anticipated to be detrimental to the safety and public welfare of the neighborhood.

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

The physical instruction school will not impede the normal development of the surrounding area, since the site and surrounding area is already fully developed. The proposed use will be entirely within the warehouse building, will not include any outdoor physical instruction activity and does not propose any additional floor area. The project site is located at the northern “terminus” of Los Angeles Street and is surrounded by industrial uses to the south and east, the Southern Pacific Railway to the west and municipal utility (Public Works – Integrated Waste Management). Per the letter submitted by the applicant, Academy USA is a non-profit organization proposing to convert an existing warehouse building to a members-only physical instruction school. Membership for the proposed use will be limited to approximately 200 persons ranging in age from five to 18 year old. The members-only policy will preclude renting of the facility to other organizations and the unexpected participation of random non-members. Operation hours will be similar to afterschool youth sports programs and limited on weekdays from 4:00 p.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 10:00 p.m. Saturday and Sunday. As a result, the operation hours for the physical instruction school will not coincide with peak operational hours of the surrounding industrial uses. The proposed 69 parking spaces on-site will be adequate for the use, as determined by the Academy of the Parking Analysis performed by Jano Baghdanian & Associates, and the approved parking exception application for the project.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

Adequate public and private facilities are provided for the physical instruction school. On November 10, 2016, the Director of Community Development approved Parking Exception Case No. PPPEX 1615199 to allow the change of use of an existing 43,255 square-foot warehouse building, without providing the code required number of parking spaces for the use. A parking analysis was prepared by Jano Baghdanian & Associates (dated June 30, 2016) analyzing the parking generation associated with the proposed use and activities that are programmed for the various floor areas within the building. Based on similar physical instruction facilities, approximately 75% of participants are dropped off and picked up, while approximately 25% of participants' parents typically park their vehicles and accompany their child(ren) to the event. Because the hours of operation for the school will not coincide with peak operational hours of the surrounding industrial uses, the 69 parking spaces on-site are expected to be adequate for the proposed use. A Parking Exception application was approved for the project. The applicant proposes to improve the parking lot with 25 net additional parking spaces (for a total of 69 spaces) and approximately 1,160 square-feet of new landscaping.

The subject property is located at the northern "terminus" of Los Angeles Street, which is identified by the Circulation Element as a local street. Los Angeles Street directly connects with Palmer Avenue, Magnolia Avenue and San Fernando Road, which are identified as an Urban Collector, Local Street and Major Arterial, respectively. A focused traffic impact analysis was prepared by Jano Baghdanian & Associates (dated December 27, 2016) analyzing the trip generation, trip distribution, trip assignment and levels of services at three nearby intersections, located at San Fernando Road & Chevy Chase Drive, San Fernando Road & Palmer Avenue, and San Fernando Road & Magnolia Avenue, during PM peak hours. Traffic counts were obtained at the studied intersections under two scenarios: 1) existing traffic conditions, and 2) existing plus project traffic conditions. Based upon the traffic impact analysis' conclusion and concurrence of the City's Traffic Section, the studied intersections would not be significantly impacted as a result of the addition of the project's anticipated traffic.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Use Permit shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application 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 necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
4. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
5. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
6. 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 Management Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
7. That the premises shall be operated in full accord with applicable State, County, and local laws.
8. That access to the premises shall be made available to City of Glendale Planning and Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
9. That the applicant shall apply for a Business Registration Certificate (BRC) for a physical instruction school, subject to the findings and conditions outlined in this decision letter. Approval for a BRC shall be obtained prior to opening the physical instruction school.
10. That the physical instruction school shall comply with all conditions of approval of Parking Exception Case No. PPPEX 1615199.
11. That valet service shall be provided for the hosted athletic tournaments. A valet plan shall be reviewed and approved by the Traffic Engineering Section, and be maintained to the satisfaction of the Traffic Engineering Section.
12. That the hours of operation shall be limited from 4:00 p.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 10:00 p.m. Saturday and Sunday.
13. That all signs require a separate sign permit.

14. 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.
15. That on-site athletic tournaments and competitions with other youth groups, similar sports organizations and clubs shall be limited to three times per year. Timing and scheduling of tournaments shall be such that it will not overlap with other athletic events at the facility.
16. That all activities shall be conducted within the building.
17. That all facilities shall be used by and available for its members only. Rental of the any facilities to other organizations, parties or persons is prohibited.
18. That any new rooftop equipment shall be appropriately screened from the public right-of-way.
19. That all music, lighting, and noise shall be confined to the inside of the premises so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way.
20. That the applicant shall comply with all legal requirements with the respect to the adjacent property owned by Los Angeles Metropolitan Transportation Authority (Metro) and Southern California Regional Rail Authority (SCRRA) and consider compliance with and implementation of the attached suggested conditions of each respective agency (Metro and SCRRA).
21. That authorization granted herein shall be valid for a period of **five (5) years until March 1, 2022.**

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 **March 16, 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 (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.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 of the Glendale Municipal Code, 1995, provides for the Director of Community Development to have continuing jurisdiction over any Administrative Use Permit which is or has been granted and may revoke any Administrative Use Permit in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

GMC CHAPTER 30.4 PROVIDES FOR

Termination

Every right or privilege authorized by an administrative 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 administrative 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 administrative use permit.

Cessation

An Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative 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. 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,
Phillip Lanzafame
Director of Community Development



Roger Kiesel
Planning Hearing Officer

RK:DJ:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); 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 (R.Seda/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 Dennis Joe.