

May 25, 2017

Allen Adel  
24793 Wooded Vista  
West Hills, CA 91307

**RE: 1736 STANDARD AVENUE  
PARKING EXCEPTION CASE NO. PPPEX 1704070  
(Saxton Industrial, Inc.)**

Dear Mr. Adel:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception (Case No. PPPEX 1704070) for the property located at **1736 Standard Avenue**, in the "IND" - Industrial Zone, described as Portions of Lot 39, Tract No. 8085 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 adding 3,743 square feet of floor area for storage purposes to the existing 23,877 square-foot manufacturing business ("Saxton Industrial, Inc."), located at 1736 Standard Avenue without providing the additional six on-site parking spaces required per Code.

#### **SUMMARY AND BACKGROUND**

Saxton Industrial, Inc. is a manufacturing use, which produces trophies and similar award-type products. The applicant is requesting approval of a Parking Exception to expand the existing two-story, 23,877 square foot building by adding 3,743 square feet to the existing second floor for storage of their manufactured products. The total area of the existing building with the addition will be 27,620 square feet. As proposed, the project will result in a six-space parking shortfall for the new addition. Currently, the site has 12 parking spaces at the rear of the property.

The 25,020 square-foot lot is developed with a two-story, 23,877 square foot building, which is internally connected through a door opening. Presently, the building has three loading areas including one at the front, accessible from Standard Avenue and two at the rear of the building with access from Thompson Avenue. Based on the site plan submitted by the applicant and City records, there are currently 12 parking spaces at the rear of the property that serve the existing manufacturing use.

The manufacturing business operates Monday through Friday from 8:00 a.m. to 5:00 p.m. Manufacturing uses do not operate like a traditional commercial business (e.g., a retail or service type business), which have peak operating days and times and are frequently visited by customers. Rathar, Saxton Industrial Inc., is a manufacturing use that produces trophies or similar award-type products on-site. There are a total of eight employees on-site on a regular weekday work shift. The proposed 3,743 square-foot addition will be used for storing Saxton’s manufactured products until ready for pick-up or delivery. Shipping and receiving can be loaded and unloaded at any of the three existing loading areas described herein.

**PARKING EXCEPTION REQUEST**

The Code requires that upon the change or enlargement of a building, which creates additional floor area devoted to a use, additional parking spaces shall be provided for such new floor area. 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 Corridor project area.

Manufacturing uses require 2 spaces per 1,000 square feet of floor area for the first 25,000 square feet and 1.5 spaces per 1,000 square feet of floor area for that portion of a building having more than 25,000 square feet. In accordance with Sections 30.32.030 and 050, Title 30 of the GMC, the parking required for the 3,743 square-foot addition to the existing manufacturing use is six spaces. Since no additional parking is proposed, the addition results in a six parking space shortfall.

Parking Required	Additional Required Parking	Comments
Manufacturing: 2 spaces per 1,000 sq.ft. of floor area for the first 25,000 square feet of floor area (25,000sq.ft. - 23,877 sq.ft. = 1,123 sq.ft. @ 2/1,000 spaces = 2.2 spaces	2.2	Pursuant to Code, only the additional spaces need to be provided for the new addition. 2.2 + 3.93 =6 spaces
1.5 parking spaces for floor area > 25,000 sq.ft. 27,620 sq.ft. (total w/addition) – 25,000 sq.ft. = 2,620 sq.f.t @ 1.5/1,000 = 3.93 spaces	3.93	

Although the Zoning Code does not permit on-street parking spaces to be used in meeting parking requirements, on-street parking is available on both sides of Standard Avenue and Thompson Avenue should it be needed. Staff conducted three field surveys on a weekday between the hours of 8:00 a.m. and 9:00 a.m., 1:00 p.m. and 2:00 p.m. and 4:00 p.m. and 5:00 p.m. coinciding with the operating hours of the manufacturing business. It was observed that there was some on-street parking available on both sides of Standard Avenue. For example, during the morning and early afternoon hours, there were at least four on-street parking spaces available. Further, there was ample on-street parking available in the late afternoon hours when

most businesses in the area are closed. On-street parking was also available along Thompson Avenue during the survey times.

Nearby uses along Standard, Thompson and Western Avenues primarily include warehousing or similar manufacturing uses where pedestrian and/or customers are not present. The field observation results suggest that on-street parking is utilized; however, the proposed addition of 3,743 square feet will not generate a parking demand since no additional employees will be hired for the business. Rather, the proposed addition will accommodate additional storage area for on-site manufactured products.

Based on City records, there are 12 on-site parking spaces at the rear of the lot. Neighboring uses along Standard Avenue are predominantly industrial (e.g., manufacturing, warehouse, etc.). Due to the operation of the existing manufacturing use, the small number of existing employees, business hours of operation, and because the 3,743 square-foot addition is for storage purposes only, the project is not expected to generate the need for additional parking above the existing conditions.

#### 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 1704070, a request for a six space parking exception in conjunction with a 3,743 square-foot addition to an existing manufacturing use at 1736 Standard Avenue, 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 Standard Avenue. The 25,020 square-foot lot is currently developed with a two-story, 23,877 square-foot industrial manufacturing building with three loading areas. Based on city records, there are a total of 12 on-site parking spaces. The applicant is proposing to expand the existing second floor by adding 3,743 square feet of storage area. The existing manufacturing use will remain and continue to occupy the entire building. With the proposed addition, the use will result in a parking shortfall of six spaces.

The existing building was constructed on or about 1929 for and has remained an industrial use. According to the City's records, there are 12 on-site parking spaces. Based on current conditions of the property, it is not possible to provide the six additional parking spaces required for the proposed addition without significantly modifying the existing building and/or modifying the existing site plan. Therefore, the existing on-site condition limits the possibility of introducing new parking required by the Zoning Code for the expansion.

**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 wellbeing 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 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. The subject site is located on Standard Avenue, an area with predominately industrial uses (e.g., manufacturing, storage, warehousing, etc.). The subject business is and will continue to operate as a manufacturing use, similar to surrounding uses in the area. An occupied building is an important factor for the economic stability of the operator(s) and neighboring commercial uses, especially with a large 23,877 square-foot building, as is the case with 1736 Standard Avenue. This will help continue to revitalize this area, prevent physical blight, and help improve the economic welfare of the area.

The project is located in the IND Zone which allows for industrial manufacturing uses. The request to expand the use by constructing 3,743 square feet of additional storage area for on-site manufactured products is consistent with the objectives of the Zoning Code and the various elements of the General plan. The subject site is located in an area surrounded by similar industrial uses. There are no residential uses in this area. Further, pedestrian traffic or a heavily patronized commercial establishment is not readily present in this area. These types of uses are more common to the north, along San Fernando Road, where patrons frequent retail or similar service type uses, restaurants, office uses, etc. The existing specialized manufacturing use will continue to occupy the building and remain consistent with the goals and objectives of the San Fernando Road Corridor Redevelopment 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 the additional six required parking spaces resulting from the proposed floor area expansion, based on the nature of the existing manufacturing use, the relatively small number of existing employees and business hours of operation, the 3,743 square-foot addition for storage purposes proposed at the rear of the existing second floor is not expected to generate the need for additional parking above the existing conditions.

**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.**

On or about 1929, the site was developed with an industrial building. During that time, similar uses typified the San Fernando Road Corridor with similar parking requirements. While in the last several years, however, there has been a subtle change with the type of uses established along portions of the San Fernando Road Corridor area. The subject site is located on a small block between San Fernando Road and the railroad tracks, which is characterized by large scale industrial buildings. The property is unique in that it is one of the few properties on Standard Avenue that is a dual frontage lot; the front of the property faces Standard Avenue and the rear of the building faces a narrow extension of Thompson Avenue. In addition, the existing second floor is located towards the center of the building,

which is not visible from Standard Avenue. The proposed extension of the existing second floor will also be invisible from the Standard Avenue, the area where design is most sensitive. Given the site's location, uniqueness of having a dual frontage and the building's existing unique two-story design, the proposed extension of the existing second floor towards the rear of the building will appropriately contribute to the building and the site's uniqueness, facing the railroad tracks.

**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 applicant is requesting a parking exception for six spaces to allow for a 3,743 square foot addition. According to the site plan submitted by the applicant and available City record, there are 12 parking spaces at the rear of the property. The proposed addition is not expected to increase demand for parking since it will only be used for storage.

Although the project is not expected to generate additional demand for parking, staff conducted a survey of available on-street parking in the vicinity of the proposed project. The survey was conducted in April of 2017 on a weekday between the hours of 8:00 a.m. and 9:00 a.m., 1:00 p.m. and 2:00 p.m. and 4:00 p.m. and 5:00 p.m. The survey found that on-street parking is available on both sides of Standard Avenue. During the morning and early afternoon hours, there were at least four on-street parking spaces available and at least six on-street parking spaces are available in the late afternoon hours when most businesses in the area were closed. On-street parking was also observed along the side of Thompson Avenue. Therefore, the six-space parking deficiency resulting from the proposed addition is not anticipated to be materially detrimental to the public welfare or injurious to property of improvement in the vicinity of the property or in the neighborhood.

**CONDITIONS OF APPROVAL**

Therefore, Parking Exception Case No. PPEX 1704070 is hereby **APPROVED**, 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 signs shall require a separate sign permit.
4. That design review approval 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 the applicant shall apply for a Business Registration Certificate for a manufacturing use, subject to the findings and conditions outlined in this decision letter.

#### **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 **June 9, 2017**, 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](mailto:mitoledo@glendaleca.gov) .

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

#### **GMC CHAPTER 30.41 PROVIDES FOR**

##### **TERMINATION**

Every right or privilege authorized by a Parking Exception 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.

### CESSATION

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

### EXTENSION

Permits granted by such right or privilege 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 Exception.

### **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 sold, 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.

### **REVOCAATION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a Conditional Use Permit at least 10 days' notice by mail to the applicant or permittee.

### **NOTICE – subsequent contacts with this office**

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer 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.

You may contact the case planner, Milca Toledo, during normal business hours at (818) 937-8181 or via e-mail at [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov).

Sincerely,



~~for~~ Philip Lanzafame  
Director of Community Development

5/25/17  
Date

PL:EK:MT:KA:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); 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 (S. Mirzaian); 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); Rodney Khan –consultant on the project; Jeffrey Roi; Matt Dixon-Abundant Housing LA; and case planner-Milca Toledo.