



June 10, 2019

515 Colorado, LLC  
c/o Greg Tan  
535 W Colorado Street  
Glendale, CA 91204

**RE: 521 WEST COLORADO STREET  
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1910379**

Dear Mr. Tan:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.44.020 (E) for a maximum twenty (20) percent deviation from one or more numeric standards in this Title, the Community Development Department has processed your application for an Administrative Exception to allow up to a 6.7 percent reduction in the cubic area requirement for 10 of the 90 private storage spaces for the residential units (84 cubic feet provided; 90 cubic feet required), as per Glendale Municipal Code Section 30.11.050.J. This application is in conjunction with a new five-story, mixed-use, affordable housing project currently under construction at **521 West Colorado Street**, in the "SFMU" Commercial/Residential Mixed Use Zone, and described as Lots 26, 27, 28, and 32 in Block "T" of Glendale Valley View Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 9, Page 157 of Maps (507, 523, 525 W. Colorado Street: APN 5695-018-027, 028, 028, 032), and Lots 29, 30 and 31 in Block "T" of Glendale Valley View Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 9, Page 157 of Maps (515 W. Colorado Street: APN 5695-018-033), in the office of the County Recorder of said County, in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL RECOMMENDATION**

The mixed-use, affordable housing project was evaluated for environmental impacts, and a Final EIR (SCH #201301009) was certified by City Council on May 13, 2014.

**REQUIRED/MANDATED FINDINGS**

After considering the evidence presented with respect to this application, the plans submitted therewith, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following findings:

- A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.**

There are space restrictions that preclude full compliance with the required 90 cubic-foot area without hardship for the 10 of the 90 private storage lockers. The private storage areas/lockers are located in the subterranean garage of a mixed-use, affordable housing

project currently under construction. At the location for storage lockers #16-25, the drain line clearance and necessary ductwork has proven to be greater than anticipated. The distance from floor to ceiling is 9'- 3¼", and the bottom of the drain line at this location is 8'-10" to allow for adequate drainage. With the necessary ductwork, the resulting clearance is only 7'-3" and a few inches are required to be able to install the lockers without damaging the duct work. Therefore, the overall storage locker height for these 10 lockers at this location is 7'-0" (see submitted drawings), which is less than the 8'-0" required for the double-stacked storage lockers to meet code. The reduction in overall height results in an overall area of 84 cubic feet per locker - six cubic feet or 6.7% less than the 90 cubic feet required by code. There is no other location in the two subterranean garage levels where the 10 code-compliant storage lockers can be located/installed. Therefore, requiring fully code-compliant storage lockers would pose a significant hardship requiring major plumbing reconfiguration to ensure proper drainage.

**B. The granting of the exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

The granting the 6.7% reduction in total cubic feet for 10 of the 90 private storage areas will not be materially detrimental to the public or injurious to property or improvements in the same zone or neighborhood. The storage lockers are internal to the side, located within the subterranean parking garage, and only for use by the individual residential tenants. The public does not have access to the storage lockers. As such, the project will not be detrimental to the public welfare, injurious to the property, or improvements in the zone.

**C. The granting of the exception will not be contrary to the objectives of the applicable regulations.**

The intent of having private storage lockers for use by the individual residents outside of the units is still addressed. Ten of the 90 units will have storage areas with a reduced area of 84 cubic feet, when 90 cubic feet are required by code; all storage lockers will have the required 24 square-foot, minimum horizontal surface area and will be fully enclosed and lockable, as per GMC 30.11.050.J. The minor deviation of 6.7% in overall size for the ten units is not expected to be substantial or have a negative impact on the personal storage availability. Therefore, granting this exception will not be contrary to the objective of the applicable regulations.

## CONDITIONS OF APPROVAL

**APPROVAL** of this Administrative Exception 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 Hearing Officer.
2. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That any expansion or modification of the project, which is different than what is represented as part of this Administrative Exception application, shall require a new application as determined by the Hearing Officer.



## 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 **JUNE 21, 2019**, 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.

## GMC CHAPTER 30.41 PROVIDES FOR

### Termination

Every right or privilege authorized by an Administrative 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

An Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative 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 administrative exception.

**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 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.

## **REVOCACTION**

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 variance 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vilia Zemaitaitis during normal business hours at his direct line (818) 937-8154 or office line (818) 548-2115 or [vzemaitaitis@glendaleca.gov](mailto:vzemaitaitis@glendaleca.gov), between 7:30 a.m. to 5:30 p.m. weekdays.

Sincerely,



Erik Krause  
Deputy Director of Community Development

EK:VZ:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/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-Vilia Zemaitaitis.