



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

October 31, 2019

Mr. Missak Balian
Nor Brand, LLC
127 N. Madison Avenue, #200
Pasadena, CA 91101

**RE: 1838 SOUTH BRAND BOULEVARD
ADMINISTRATIVE EXCEPTION CASE NO. PAE1920331**

Dear Mr. Balian:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.44.020 (E) for a maximum twenty (20) percent deviation from one or more numeric standards in the Zoning Code, the Community Development Department has processed your application for an Administrative Exception to allow the use of nine (9) parking stalls with reduced widths to be counted towards the total number of parking spaces (139 spaces) provided onsite within two and half (2.5) subterranean garage levels for a new five story, 80-unit multi-family residential (rental housing) project, featuring a total of 10 affordable housing units. The space numbers are 12, 13, 15, 16, 74, 75, 77, 78 and 137. The project requires a minimum of 126 parking stalls, per GMC 30.36.090, and 130 stalls of 139 stalls are in compliance with GMC Parking Standards. The subject property is located at **1838 South Brand Boulevard**, as described as Lots 1, 2, 3 and 22 in Block 2 of Tract No. 1578, in the City of Glendale, County of Los Angeles, as per map recorded in Book 20, Pages 158 and 159, in the Office of the County Recorder, in the SFMU Zone.

CODE REQUIRES

- 1) All parking must comply with GMC Section 30.32.090.B and Chart III regarding Width, Length and Aisle Width.

APPLICANT'S PROPOSAL

- 1) To allow eight of the proposed 139 parking spaces to have a reduced width ranging from 8'-7" to 9'-1", when 9'-7" is required, and one space to be 9'-7", when 10'-0' is required, in conjunction with the development of a new affordable housing project.

ENVIRONMENTAL DETERMINATION

The multi-family residential project was exempted from CEQA review as a "Residential Infill" exemption, pursuant to Section 15195 of the State CEQA Guidelines, because it met the infill exemption criteria.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED 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 associated with the proposed affordable housing project that preclude full compliance with the parking standards without hardship.

The proposed development is a new five-story, 80-unit multi-family residential (rental housing) project, featuring a total of 10 affordable housing units (12.5 percent of total number of base units) on a 27,603 SF lot, zoned SFMU (Commercial/Residential Mixed Use). The project utilizes the California affordable housing density bonus law (SB 1818). The required parking for the residential units is above what is required by the provisions of SB1818 (the Government Code) and Glendale Municipal Code Section 30.36.090. Pursuant to Government Code Section 65915(p), upon request of the Developer, the City cannot require a vehicle parking ratio greater than one (1) space per unit for studios and 1-bedroom units, and two (2) spaces per unit for 2- and 3-bedroom units, inclusive of guest and handicap parking for a density bonus project. This project features a total of 139 parking spaces provided within the 2½ level parking garage: 127 parking spaces for the residents and 12 additional parking spaces which can be used for guest parking.

The applicant is requesting a parking exception to allow nine parking spaces with reduced widths less than required by Code (GMC 30.32.090.B) to be counted towards the overall number of 139 parking spaces. The parking design and space widths, as initially proposed, met all the requirements of GMC standards, but subsequent structural engineering analysis and design (thickening support columns, reducing beam spans, etc.) caused some of the parking stalls widths to fall short of GMC standards. As such, eight parking spaces have reduced widths which vary from minimum 8'-7" to 9'-1" instead of required 9'-7" widths, and one space at 9'-7" versus 10'-0":

Parking Level "01" - Sheet A-2.0.2
Total of four reduced parking width spaces:
#12 - provided 9'-7" vs 10'-0" required
#13, 15 – provided 9'-1" vs 9'-7" required
#16 – provided 8'-7" vs 9'-7"

Parking Level "02"- Sheet A-2.0.1
Total of four reduced parking width spaces:
74 – provided 8'-8" vs 9'-7"
#75, 77 – provided 9'-1" vs 9'-7"
#78 – provided 8'-7" vs 9'-7"

Partial Parking level "02"- Sheet A-2.0
Only one reduced parking width spaces:
#137 – provided 8'-8" vs 9'-7"

Due to structural requirements located within the parking structure, the columns cannot be located to the full recessed distance of four feet required by Code to maintain the currently proposed widths of the adjacent parking spaces without significant engineering redesign. Requiring fully code compliant parking spaces for slightly reduced parking stall widths for excess parking spaces will require larger structural spans, therefore requiring heavier beams, and by doing so, reducing required ceiling heights in parking levels and making it difficult to maintain proper slopes at parking surfaces. Furthermore, there is no room to expand the spaces to provide the required greater widths. All nine subject parking stalls fall short of GMC standards by less than 7% in width (20% maximum deviation allowed by GMC 30.44.020 (E)). Therefore, granting approval of the Administrative Exception to allow the nine parking stalls with slightly substandard widths to be counted towards the total number of parking spaces appears reasonable, in light of the space restrictions within the subterranean garage.

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.

Granting the exception for reduced parking stall widths for nine of the 139 spaces will not be detrimental to the public welfare or injurious to the surrounding neighborhood. Reduced widths of the parking spaces would not be detrimental to the public welfare, but could affect future residents on site. However, the proposed reduced dimensions of the parking spaces will still be functional as witnessed during a staff visit to an existing residential project with parking space dimensions very similar to this proposal. During the visit, staff observed cars using the spaces and believes that combined with Code compliant drive aisles, back-up space and turning radius dimensions, these spaces will still be large enough to allow compact and regular-sized automobiles to maneuver sufficiently. The proposed width will allow both driver and passengers to enter and exit the parked vehicles with enough room to open and close doors safely and comfortably without hitting a column, wall, or adjacent parked vehicle. Also, the parking stall width ratio to drive aisle width has been proportionally increased to ensure acceptable internal vehicular circulation. As such, approval of the minor deviations to some parking stall widths will allow the project to maximize the number of off-street parking spaces while still providing useable parking spaces.

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

The intent of dimension standards for parking spaces is to ensure the spaces provided are useable. The purpose of the Administrative Exception procedure is to provide a simplified means for considering applications for minor deviations from Code standards, which in this case, are less than a 7% deviation from minimum stall widths. These standards have been developed to allow reasonable use of properties in order to promote the public health, safety, and general welfare. The minor deviations to some parking stalls width will allow the project to maximize the number of off-street parking spaces while still providing useable parking spaces, as confirmed by staff. Therefore, granting this exception to allow these additional nine parking spaces to be included within parking structure for a total of 139 spaces, which exceeds minimum 126 parking space requirement by Code standards, 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 **NOVEMBER 15, 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.

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.

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.

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

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 an Administrative Exception 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, Vilia Zemaitaitis, during normal business hours at (818) 937-8154 or via e-mail at vzemaitaitis@glendaleca.gov.

Sincerely,
Phil Lanzafame
Director of Community Development



Erik Krause
Deputy Director of Community Development

EK:VZ:vz

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir of Public Works (Y. Emrani); Traffic & Transportation Section (P.Casanova); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); 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. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); and case planner – Vilia Zemaitaitis.

attachment: 3 plans