



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

March 8, 2021

Janelle Williams
Williams Land Use Services
2418 Honolulu Avenue
Montrose, CA 91020

**RE: 1838-1842 FLOWER STREET
PARKING EXCEPTION PERMIT NO. PPPEX2004133**

Dear Ms. Williams:

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception for the property located at **1838-1842 Flower Street**, in the "IND" (Industrial) Zone, described as Lots 3, 40 and 41, Tract No. 8132, in the City of Glendale, County of Los Angeles, as per map recorded in Book 100, Pages 15 to 16 of Maps in the Office of County Recorder of the County of Los Angeles.

The application is hereby **APPROVED WITH CONDITIONS**, based on the following analysis and findings, and subject to the following conditions.

ENVIRONMENTAL RECOMMENDATION

The project is categorically exempt from environmental review per Section 15303 of the State CEQA Guidelines, as a Class 3 Conversion of Small Structure.

PROJECT PROPOSAL

The project proposal is to change the use of an existing 9,372 square-foot (SF) warehouse building to a "broadcasting studio and indoor support facility (production)," without providing seven (7) required additional parking spaces.

SUMMARY AND BACKGROUND

The project is located near the western boundary of the City of Glendale, on Flower Street between Allen Avenue and Irving Avenue and just east of the Golden State (5) Freeway. The site is located in the Industrial (IND) zone and features two one-story warehouse buildings: 1840 Flower Street (approximately 3,440 SF, built in 1967) and 1838-1842 Flower Street (9,372 SF, built in 1955 and later expanded in 1961). The site currently features 21 existing parking spaces and proposes to add one additional parking space, whereas a change of use from warehouse to broadcasting studio and indoor support facility (production) for the subject building requires eight additional parking spaces. Per GMC 30.32.020, the project qualifies for a Parking Exception

because it is located within the San Fernando Road Corridor Redevelopment Project Area ("Project Area").

Because this project would support the goals of the Project Area and General Plan, the site has space constraints in term of providing the required parking, and the proposal demonstrates unique circumstances that mitigate negative parking impacts, the Findings of Fact have been made and staff believes this project is supportable.

PARKING EXCEPTION REQUEST

The Parking Exception request is for seven (7) required parking spaces. GMC 30.32.050 requires 2.7 parking spaces per 1,000 SF of broadcasting studio and indoor support facility (production). If multiple uses are proposed within a building, the most intensive use is utilized for parking calculation purposes. Thus, the proposed use is a 9,372 SF broadcasting studio and indoor support facility (production) which requires 25 parking spaces. For an intensification of use, only the increase in parking over the existing parking requirement is required to be provided, regardless of the actual parking provided on-site (GMC 30.32.030(B)(5)). The existing building use is warehouse, which requires one parking space per 1,000 SF of floor area (nine spaces total). Therefore, the change of use requires an additional 16 spaces. However, the site currently features a surplus of eight parking spaces over what is required by code for the existing uses, since it provides 21 spaces when 13 are required for the warehouse floor area of 12,812 SF for both buildings on site. Therefore, the additional parking required over what is already on site is eight spaces. The project includes one additional parking space above existing conditions, resulting a net parking deficiency of seven spaces. Therefore, the Parking Exception request is to grant an exception for the seven required parking spaces.

REQUIRED FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development has determined that the requested Parking Exception 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 required number of parking spaces for the building change of use from warehouse to "broadcasting studio and indoor support facility (production)" cannot reasonably be provided without impairing the project's viability. The existing buildings, walkways, and parking areas on site encompass all of the lot area except for one spot where an additional parking space is being provided; therefore, there is

no space on site to provide the seven remaining parking spaces required by code. Even if the western portion of the warehouse building addressed as 1840 Flower Street were to be demolished in order to expand the parking lot, there is insufficient space on site to replace the floor area. If the existing area between the two buildings were filled in to replace the demolished floor area, there would still be a 500 SF deficiency, and the resulting building configuration would remove existing circulation between the buildings that is necessary for access to the trash enclosure and various storage/equipment areas. Further, the resulting building configuration would entirely disrupt the operational configuration both within the warehouse building and between the two buildings. The warehouse building (1840 Flower Street) contains heavy mechanical equipment and machinery and is configured to achieve a particular operational flow that could not easily be reconfigured. To demolish the western half of the building (as discussed above), relocate the floor area, and reconfigure the entire operational flow both within the building and between the buildings would be a significant undertaking that would be impractical, unreasonable, would impair the project's viability, and would not encourage retention of the business in furtherance of the Project Area goals, as more fully described in Finding B. Additionally, there are no adjacent or nearby parking lots available for acquisition to meet this project's parking requirement.

B. The parking exception will serve to promote specific goals and objectives of the adopted plans for the Glendale Redevelopment Areas and be consistent with the various elements of the general plan and promote the general welfare and economic well-being of the area.

The Project Area Plan calls for conservation and rehabilitation of the project area including the retention and expansion of existing businesses, and the preservation of the area's existing employment base. Previously, the subject site was used primarily for warehouse and storage. The building operator (of the existing and proposed use) also owns a production company in the near vicinity, which has expanded to the subject site that is necessary to accommodate the growing business and without being able to expand to this location, the business will be forced to look for alternative sites which may not be located in Glendale. This could potentially result in loss of the business and employment base. Furthermore, the recent redevelopment within the San Fernando Road Project Area has included a variety of creative and entertainment-focused uses and the proposed use would be complementary to and consistent with the current trend and surrounding area.

The proposed use will be consistent with the various Elements of the General Plan, as follows. The project site is designated as "Industrial" in the Land Use Element, which outlines goals for rehabilitating and activating the area with compatible uses. A broadcasting studio and indoor support facility (production) is compatible with these goals. Flower Street is designated as a Minor Arterial in the Circulation Element and

the proposed land use is compatible with the street type. The subject site does not contain any historic/open space/recreational resources that would impact the Historic Preservation Element or Open Space and Conservation Element. The proposed use is compatible with the recommended maximum noise level according to the Noise Element. The project is consistent with the Safety Element because it is not within a hazard zone and the conditions placed on the proposed use will prevent or mitigate any potential negative impacts on the community. The proposed use is not a source of or contributor to air pollution.

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 project involves conditions applicable to the intended use of the property that do not apply generally to other property in the area. Unlike a typical broadcasting studio and indoor support facility (production) building (which, by definition, includes administrative and support offices/facilities, and has the same parking requirement as a general office building), the proposed project will only utilize about 2/3 of the building (6,267 SF out of 9,372 total SF) as true office space; the remainder will be maintained as warehouse/storage use, as ensured by a condition of approval tied to the Parking Exception permit. If the increased parking demand were calculated only on the 6,267 SF area of the building being intensified by a change of use from warehouse to broadcasting studio and indoor support facility (production), it would necessitate only two additional parking spaces (as opposed to seven for a change of use of the entire building). To help offset the vehicle parking shortage, the applicant has volunteered to provide four bicycle parking spaces in an effort to encourage employees/patrons to bicycle instead of drive, which could reduce the vehicle parking demand.

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 conducted a parking study of available street parking within walking distance (1/4 mile) to the subject site. The study was conducted in the first week of February 2020 (prior to the covid-19 global pandemic). The study showed in excess of 50 parking spaces available during the morning and afternoon throughout the week, indicating sufficient street parking to accommodate the subject site's seven parking space deficiency. As a note, the parking study also showed that only four of the existing required 13 parking spaces on site were being utilized by the existing warehouse employees and visitors.

The City's Traffic Division and Neighborhood Services Divisions commented on the lack of street parking in the area. Although the applicant's parking study indicated sufficient street parking to accommodate the seven-space parking shortage, as described in Finding C above, the applicant will provide four bicycle racks on the premises to encourage employee/patron bicycle commuting.

Additionally, there is one local bus route (Beeline Route 12) that stops within walking distance (1/4 mile) to the subject site, and which connects to regional bus routes. In some cases, employees/patrons of the subject business may use transit instead of driving. In those cases, the need for a parking space would be precluded.

Therefore, Parking Exception Case No. PPPEX2004133 is hereby **APPROVED**, subject to the following conditions:

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 a Business Registration Certificate be obtained for the business, subject to the conditions outlined in this decision letter.
3. 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.
4. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this permit are complied with.
5. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
6. That the Parking Exception is valid only insofar as the specific use for which it was granted. The permit runs with the use as specified in this Parking Exception 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.
7. That any other changes to this project shall be subject to review and approval by the Director of Community Development.

8. That an expansion or modification of the business 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 southern 3,105 SF of the building, as indicated on Sheet A of the application plan set, shall be preserved as warehouse/storage and shall not be converted to broadcasting studio and indoor support facility (production), office, or otherwise intensified in terms of parking demand, without addressing any resulting parking shortage.
10. That the second building on the site (1840 Flower Street) shall be preserved as a warehouse and not converted to broadcasting studio and indoor support facility (production), office, or otherwise intensified in terms of parking demand without addressing any resulting parking shortage.
11. That the roof covering that has been added to join the two buildings be legalized or removed.
12. That the 22 onsite parking spaces must be maintained as such and may not be used for storage (even of vehicles) or any other use, per GMC 30.32.040(C).
13. That a bicycle rack to accommodate four bicycles shall be installed and maintained on the premises.

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 23, 2021**. Information regarding appeals, appeal forms and fees may be obtained from Community Development Department (CDD) staff upon request by calling (818) 548-2115.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, the appeal must be postmarked by the **March 23, 2021**, deadline (mailed to Community Development Department – Planning Division, Attention Cassandra Pruett, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Cassandra Pruett at cpruett@glendaleca.gov) prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

If you have any questions, please call the Case Planner, Cassandra Pruett at (818) 937-8186 or email at cpruett@glendaleca.gov.

Anyone wishing to appeal must contact the case planner to obtain forms and information regarding the appeal process and submittal.

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 – Revocation – The Community Development Department shall have continuing jurisdiction over Parking Exceptions (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Community Development Department shall hold a public hearing after giving notice by the same procedure as for consideration of a Parking Exception Permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Director of Community Development.

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.

EXTENSION: An extension of the Parking Exception 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.

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.

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, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to ensure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,



Erik Krause
Deputy Director of Community Development

EK:CP:sm

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); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General

Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); 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 (R. Villaluna); and case planner – C. Pruett.