



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

May 4, 2021

Mr. Herand Der Sarkissian  
Herand Der Sarkissian & Associates  
220 S. Kenwood Street, Suite 320  
Glendale, CA 91205

**RE: 821 EAST COLORADO STREET  
PARKING REDUCTION PERMIT CASE NO. PPRP 2010935**

Dear Mr. Der Sarkissian:

On April 28, 2021, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Section 30.50, Parking Reduction Permit to allow the construction of a new three-story 4,932 square-foot general/medical office building with 13 on-site parking spaces, when based on the size of the building and the proposed uses, 19 on-site parking space are required by the City's Zoning Code. The subject property is located at **821 East Colorado Street**, in the "C3" - (Commercial Service) Zone, Height District I Zone, described as Lot 14, Block 4, Glendale Orange Grove Tract.

CODE REQUIRES:

- 1) Based on GMC 30.32.050, 2.7 parking spaces are required per 1,000 square feet of general office space and 5 parking spaces are required per 1,000 square feet of medical office space. The proposed building includes 2,622 square feet of general office space and 2,352 square feet of medical/dental office space and, therefore, would require 19 parking spaces.

APPLICANT'S PROPOSAL

- 1) To provide a total of 13 parking spaces for the new building and its proposed uses.

ENVIRONMENTAL DETERMINATION:

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because it is the construction of a new 4,932 square-foot building in an urbanized area.

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED**, with conditions, the Parking Reduction Permit, based on the following findings:

## REQUIRED/MANDATED FINDINGS

**C. For a commercial or residential use proposed adjacent to local or regional mass transit lines or routes. A request for parking reduction may be granted when the review authority determines that the reduction is justified based on documented mass transportation use characteristics of the patrons and employees of the use.**

For a commercial or residential use proposed adjacent to local or regional mass transit lines or routes, a request for parking reduction may be granted when the review authority determines that the reduction is justified based on documented mass transportation use characteristics of the patrons and employees of the use.

The property owners currently operate a dental office in Glendale, located at 212 North Glendale Avenue. They are proposing to develop the general/medical office building at 821 East Colorado Street and relocate their dental office to this location, approximately 0.7 miles southeast of the present location.

The proposed 4,931 square-foot building has 2,604 square feet of floor area dedicated to general offices and 2,327 square feet of floor area dedicated to a medical/dental office use (Drs. Karapetians' Dental Office). By Code, the project would require 19 parking spaces, while it currently proposes a total of 13 parking spaces. Therefore, the applicant is requesting a parking reduction permit for six spaces.

Present-day mass transit use by patrons and employees of the current dental office, as well as the location of the site where the new building is proposed along East Colorado Street provides for current and future opportunities for consistent and expanded mass transit usage.

A survey, which was submitted as part of the application, detailed modes of transportation that clients took to the current dental office (located at 212 North Glendale Avenue) for a two-week period (October 21, 2019 – November 4, 2019). The survey determined that approximately 48% (the "walk" and "bus" categories) of the client base took a mode of transportation that did not require on-site parking. Another approximately 29% (the "other" category) may also not need parking as clients are being dropped off and picked up at the dental office. Only approximately 24% of the clients drive themselves to the site and, therefore, would require an on-site parking space. Given that the proposed new location of the dental office at 821 East Colorado Street is so close to the existing location (0.7 miles), the gridded street network and the fact that there are no intervening features such as freeways or natural features that would alter transportation modes, it is reasonable that clients arriving at the proposed 821 East Colorado Street site would use the same mode of transportation that they currently use.

The subject site is situated on the north side of East Colorado Street between Everett and Cedar Streets and is located within a High Quality Transit Area (HQTA) according to the Southern California Association of Governments (SCAG). HQTAs are located within one-half mile from a “major transit stop” and a “high-quality transit corridor”. A major transit stop is a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. A high-quality transit corridor (HQTC) is a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

The subject site is adjacent to or within a short walk from a number of Glendale Beeline and LA METRO regional bus routes, which will provide a viable alternative to driving and relieving the need for on-site parking.

Glendale Beeline Route 6 is adjacent to the site, running from Glendale High School to the east to Pacific Community Center and Park/San Fernando Road to the west. The Route’s hours of operation (from 6:30 am. – 6:30 pm.) are consistent with the proposed dental office hours. Route 6 provides connections to various other Beeline and LA Metro routes. The closest stop to the subject site is at the Colorado/Everett intersection, approximately 400 feet to the west.

Glendale Beeline Route 8 runs in a north/south direction along Glendale Avenue between Glendale Community College and the Larry Zarian Transportation Center. The hours of operation for this Route are from 6:00 am – 6:30 pm. This Route has a stop at the intersection of Glendale and Colorado, approximately 1/3 mile away. Glendale Beeline Route 4 runs from the Glendale Galleria/Americana area to the Larry Zarian Transportation Center is a circuitous route, mainly along Harvard Street, East Broadway, Chevy Chase Drive and Central Avenue. The closest stop to the subject site on this bus line is approximately 0.4 mile to the south. Route 4 operates from 6:30 am. – 6:30 pm. during the week.

The Los Angeles Metro transportation system also includes numerous bus routes adjacent or in close proximity to the subject site. Metro Route 183 runs along Colorado Street adjacent to the site from the Larry Zarian Transportation Center to Sherman Oaks. Metro Routes 90 and 91 run from downtown Los Angeles to Sylmar along Glendale Boulevard. A stop along this route is approximately 0.4 mile from the subject site. In an east/west direction, Route 780 runs along Broadway between Pasadena and Hollywood. A stop along these lines is also approximately 0.4 mile away from 821 East Colorado.

Given the proposed project’s proximity to numerous bus lines and the demonstrated means by which current clients arrive/depart from the current dental office, which is located less than a mile from the proposed new location, the reduction of six parking spaces is justified.

## CONDITIONS OF APPROVAL

**APPROVAL** of the Parking Reduction Permit shall be subject to the following conditions:

1. That the project 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 here to the satisfaction of the Planning Hearing Officer.
2. That any expansion or modification of the facility or uses, which intensifies the use described in the Planning Hearing Officer's staff report, shall require a new Parking Reduction Permit application. Expansion shall constitute subdivision of existing office area, additional floor area, or any physical change as determined by the Planning Hearing Officer, with concurrence of the Director of Community Development.
3. That all necessary permits (i.e., building, fire, engineering, grading, etc.) 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.
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 parking reduction 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 additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plans check and permit.
7. That Design Review approval shall be obtained prior to the issuance of a building permit.
8. That any expansion or modification of the facility or use shall require a new parking reduction permit application. Expansion shall constitute adding of additional floor area or any physical change as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.
9. That the 2,327 square-foot dental office shall obtain a business registration certificate (BRC) and the other 2,604 square feet of floor area shall be dedicated to general offices, which shall also obtain required BRC's.
10. That the applicant shall comply with all the requirements of the Building and Safety Division in their memo dated March 22, 2021.

11. That the applicant shall comply with all the requirements of Public Works – Engineering in their memo dated April 5, 2021.
12. That the applicant shall comply with all the requirements of Glendale Water and Power in their memo dated March 18, 2021.
13. That the applicant shall comply with all the requirements of the Community Services and Parks Department in their memo dated March 15, 2021.
14. That the applicant shall comply with all the requirements of the Urban Forestry Division in their memo dated March 18, 2021.
15. That the applicant shall comply with all the requirements of the Fire Department in their memo dated March 22, 2021.
16. That any proposed exterior lighting shall be directed away from adjacent properties and the public right-of-way to the satisfaction of the Director of Community Development.
17. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
18. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed.
19. That the premises shall be made available and accessible to any authorized City personnel for inspection to ascertain that all conditions of approval of this parking reduction permit are complied.
20. That an Acceptance Affidavit accepting the parking reduction permit and all its conditions shall be signed and notarized and submitted to the Director of Community Development prior to the issuance of a Business Registration Certificate.

#### **APPEAL PERIOD**

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. Appeals must be filed prior to expiration of the 15-day period, on or before **May 19, 2021**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner at 818-937-8152.

APPEAL FORM is also available on-line:

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

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 May 19, 2021 deadline (mailed to Community Development Department – Planning Division, Attention Roger Kiesel, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Roger Kiesel at [RKiesel@glendaleca.gov](mailto:RKiesel@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 Roger Kiesel at 818-548-2140 to make arrangements with the cashier. Note: The standard 2.5% fee for **credit card payment** applies.

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

##### TERMINATION

Every right or privilege authorized by an Parking Reduction 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.

##### CESSATION

An Parking Reduction Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Parking Reduction Permit 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 Reduction Permit.

#### **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.

### REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Parking Reduction Permits. 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 parking reduction permit at least ten (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, Roger Kiesel, during normal business hours at (818) 937-8152 or via e-mail at [RKiesel@glendaleca.gov](mailto:RKiesel@glendaleca.gov).

Sincerely,

Philip Lanzafame  
Director of Community Development



Vilia Zemaitaitis, AICP  
Principal Planner

VZ:RK: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 (C.Chew/R. Villaluna); Drs. Karapetians (owners); and case planner Roger Kiesel.