



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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September 30, 2021

Glendale Studio I Owner, LLC
c/o Shep Wainwright
695 Lexington Avenue, Suite 705
New York, NY 10022

**RE: 1233 SOUTH GLENDALE AVENUE
PARKING REDUCTION PERMIT NO. PPRP 2108839)
(EAST END STUDIOS)**

(Includes Multiple Addresses: 1221-1233 South Glendale Avenue, &
Maryland Avenue)

(ALSO SEE: (STANDARDS AND SETBACK VARIANCE
CASE NO. PVAR 2108841)

Dear Applicants:

On September 1, 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 demolish all the existing buildings and structures onsite, and to construct a new 75,217 square-foot commercial building (East End Studios) for a soundstage (production) use that will include two one-story soundstages attached to a three-story (plus mezzanine) ancillary office building with a rooftop deck and a new surface parking lot. The project site is 96,043 square feet (2.2 acres) in area with frontage on two streets; the easterly half of the project site facing South Glendale Avenue is zoned "C3-I" (Commercial Service Zone - Height District I), and the westerly half fronting South Maryland is zoned "R-2250 P" (Medium Density Residential – Parking Overlay Zone), located at **1233 South Glendale Avenue**, described as Lots 2, 3, 21, 22, 25, Portion of Lot 26, Tract No. 314, and Lot A, Parcel Map GLN No. 1409, in the City of Glendale, County of Los Angeles.

The applicant is requesting a Parking Reduction to allow 113 parking spaces and two (2) loading spaces where 119 parking spaces and five (5) loading spaces are required by Code for the project.

The applicant is also requesting multiple variances (PVAR 2108841) in conjunction with the development: elimination of the required interior setback, landscaping and masonry wall buffers between the C3 zone and R-2250 zones; construction of a wall and gate in the street-front setback area of the R-2250-zoned portion; reduction in the required landscaping for the R-2250-zoned portion including tree planting dispersal requirements for parking lots; construction of a trash collection area within the P overlay zone; and an increase in the maximum height to 57'-6" where the maximum height permitted is 50' in the C3-zoned portion (to allow for shade canopies for a rooftop deck),

APPLICANT'S PROPOSAL
PARKING REDUCTION PERMIT

- 1) To provide 113 parking spaces and two (2) loading spaces for the proposed project.

CODE REQUIRES
PARKING REDUCTION PERMIT

- 1) For industrial uses, which includes soundstages, GMC 30.32.050 requires two parking spaces for each 1,000 square-feet of floor area for the first 25,000 square-feet, 1.5 parking spaces for each 1,000 square-feet of floor area for a portion of the building having more than 25,000 to 50,000 square-feet of floor area; and 1.25 parking spaces for each portion of a building more than 50,000 square-feet of floor area. For this project, a total of 119 parking spaces are required.
- 2) For industrial uses over 50,000 square-feet, GMC 30.32.150 requires a minimum of five (5) loading spaces, plus one loading space for each additional 50,000 square feet. For this project, a total of five loading spaces are required.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from CEQA review as a Class 32 "In-Fill Development Projects" exemption pursuant to Section 15332 of the State CEQA Guidelines because the project meets all of the required findings to qualify for this categorical exemption.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing 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:

D. For any other circumstance where the applicant wishes to request a parking reduction, such reduction may be granted where the review authority finds that:

1. The parking need for the land use is not as great as that for similar land uses or the parking requirement for the land use established in the Zoning Code is greater than what will be needed by the land use.

The parking requirement for the new soundstage/production facility is greater than what will be needed by the operation. The Zoning Code defines soundstages (production) as warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops. The parking requirement for all industrial uses, which includes soundstage (production) uses, is two parking spaces for each 1,000 square feet of floor area for the first 25,000 square feet, 1.5 parking spaces for each 1,000 square feet of floor area for a portion of the building having more than 25,000 to 50,000 square feet of floor area; and 1.25 parking spaces for each portion of a building more than 50,000 square-feet of floor area. The applicant is proposing to construct a new 75,217 square-foot commercial building for a soundstage (production) use that will include two one-story soundstages (37,783 square-feet) attached to a three-story (plus mezzanine) ancillary support office building (36,586 square-feet). A parking reduction is being requested to allow a total of 113 stalls and two loading spaces for a soundstage (production) use with ancillary support offices, where 119 stalls and five loading spaces are required. The Zoning Code requires the number of parking stalls to be calculated based on gross floor area, which is defined as the sum of the gross horizontal areas of the several floors of the building measured from the exterior walls. On the other hand, net floor area would include occupiable area that will be used for the operation and excludes unoccupiable spaces such as: exterior walls, stairways, elevator shafts, and interior rooms housing machinery. The gross floor area for the project is 75,217 square-feet and requires 119 spaces. If the net floor area was taken into account, the total floor area would be 70,071 square feet and would require 113 spaces, and the project would comply with the parking requirements for the soundstage (production) use. Additionally, unlike typical industrial operations such as manufacturing, indoor sets generally take up a lot of room for soundstage (production) uses and are not fully occupied. For these reasons, the 113 parking spaces being provided for the project will satisfy the parking need for the land use because it takes into account the occupiable space of the use.

For industrial, warehousing and wholesaling uses over 50,000 square feet of floor area, the minimum number of loading spaces required is five, plus one additional loading space for each additional 50,000 square feet of floor area. The required number of loading spaces for the soundstage (production) use is five spaces, and

the project is requesting a reduction to provide two loading spaces. The loading space requirement for the soundstage (production) use is greater than what is required because the use is not a typical industrial use such as manufacturing, wholesaling, or warehousing. Typical deliveries for the soundstage (production) use, East End Studios, consist of production supplies, lighting and electrical equipment, and art department materials. The frequency of the deliveries will be specific to the type of production that is being filmed. The business operation will not require large quantities of trucks that would be frequently entering and exiting the parking lot like typical industrial use. The loading space needs for the operation are similar to a typical office use as there is not a constant influx of trucks loading and unloading products or goods. For an office, hotel and other non-goods handling use, the loading space requirement under the Zoning Code would be one loading space. For these reasons the two loading spaces being provided for the project will satisfy the need of the land use based on the operational needs of the project.

2. The intent of the parking regulations, in compliance with all other applicable provisions of this Chapter, is met.

The purpose of the parking regulations is to provide for the general welfare and convenience of persons utilizing the various uses located within the city through the provision of suitable off-street parking and loading facilities and to protect the public safety by lessening the traffic congestion on the public streets. The intent of the code is to ensure that adequate off-street parking and loading spaces for land uses be provided on-site so as not to impact the surrounding area. The requested parking reduction meets the intent of this standard because the demand for parking can adequately be met on the project site based on the operational needs of the soundstage (production) use. This type of use as the proposed soundstages that occupy 37,783 square feet of the proposed building area are not used like a typical industrial use. These large building areas are necessary for the construction of large indoor sets with elaborate lighting and scenery rigs, and filming. As detailed above, the project includes a gross floor area of 75,217 square-feet which requires 119 parking spaces under the zoning code. However, the net floor area of the occupiable space, which excludes unoccupiable spaces such as, exterior walls, stairs or elevator shafts, is 70,071 square feet which requires 113 parking spaces, the same as what the project is providing. The intent of the parking regulations is being met because enough parking is being provided to satisfy the occupiable space of the soundstage (production) use. The proposed soundstage (production) use is not a typical industrial, warehousing, or wholesaling use which would have a constant influx of trucks unloading and loading products or goods. As such, the loading needs for the business operation is similar to a typical office or other non-goods handling use, which would only require one loading space under the code. For these reasons, adequate off-street parking and loading spaces are provided for the use, and the intent of the parking regulations in the Zoning Code is met.

3. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

As stated in Finding 1 and 2 above, the proposal to provide a minimum of 113 parking spaces and 2 loading spaces will be sufficient for the project based on the overall proposal and operation. Conditions of approval are included to mitigate any negative impacts to the surrounding neighborhood.

Pursuant to GMC Section 30.50.070, approval of the Parking Reduction Permit is valid so long as the specific land use remains the same as at the time of permit issuance, including, but not limited to, tenancy, hours of operation, clientele served, services or goods offered and mix of activities within the use. The permit does not run with the land. Accordingly, the parking provided will be sufficient for the soundstage (production) and ancillary office uses, and any potential future uses or intensification/modification to the facility would require a new parking reduction permit.

CONDITIONS OF APPROVAL

APPROVAL of the Parking Reduction Permit shall be 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 Planning Hearing Officer.
2. That all necessary permits (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. That the applicant shall comply with all Section/Department requirements as specified in their memos/interdepartmental communications to the satisfaction of the City or Department Director.
4. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
5. That any expansion or modification of the facility or use shall require a new parking reduction permit. Expansion shall constitute adding of additional floor area or any physical change, including modifications to the parking lot layout, as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.

6. That Design Review Board approval shall be obtained for the project prior to the issuance of a building permit.
7. That a Business Registration Certificate shall be obtained to reference this parking reduction permit, and the Standards and Setback Variance.
8. That the applicant shall comply with requirements from the Public Works Traffic Division as it relates to driveway widths, and internal circulation for delivery trucks.
9. That the project shall comply with the approval for Standards and Setback Variance Case No. PVAR 2108841.
10. That the applicant shall obtain approval of a Parcel Map to combine all of the lots into one to address the existing driveway restriction on Lot A, of Parcel Map GLN No. 1409. The Final Parcel Map shall be recorded with the County of Los Angeles prior to issuance of the certificate of occupancy. In the event that the driveway is relocated to another parcel where the driveway restriction is not imposed, Condition 10 will no longer be required.

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 **OCTOBER 15, 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, Vista Ezzati at 818-937-8180 (email: vezzati@glendaleca.gov).

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 OCTOBER 15, 2021, deadline (mailed to Community Development Department – Planning Division, Attention Vista Ezzati, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Vista Ezzati at vezzati@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 Vista Ezzati 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 a 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

A 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, Vista Ezzati, during normal business hours at (818) 937-8180 or via e-mail at vezzati@glendaleca.gov.

Sincerely,
Philip Lanzafame
Director of Community Development



Milca Toledo
Senior Planner

MT:VE: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-(S.Demirjian/F.McLean); Dir. Of Public Works (Y.Emrani); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/B.Garcia); Glendale Water & Power—Electric Section C.Bakhanlou/H.Barkhordian/S.Boghosian/F.Garcia/D.Scorza); Parks, Recreation and Community Services Dept. (A. Isayan); 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 (E.Hitti/R. Villaluna); and case planner Vista Ezzati.