



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

June 15, 2023

Nareg Khodadadi  
417 Arden Avenue, Suite 115  
Glendale, CA 91203

**RE: 1219 LOS ANGELES STREET**  
**ADMINISTRATIVE USE PERMIT - CASE NO. PAUP 2203998**  
  
(Academy USA)

Dear Mr. Khodadadi:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Community Development Department has processed your application for an Administrative Use Permit (AUP) application to continue the operation of a physical instruction ("Academy USA") at an existing 43,255 square-foot warehouse building, located at **1219 Los Angeles Street**, in the "IND" - (Industrial) Zone, described as Lot 9 and Portion of Lot 10 of Watt's Subdivision and Portion of Lot 19 of Breedloves Subdivision, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

- 1) The establishment of a physical instruction school requires an administrative use permit in the IND (Industrial) Zone.

**APPLICANT'S PROPOSAL**

- 1) To allow the continued operation of an existing physical instruction school.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because the project consists of the continued operation of a physical instruction school without expansion of the building or use.

**REQUIRED/MANDATED FINDINGS**

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the analysis by Community Development Department staff, this Administrative Use Permit application is approved with conditions based on the following:

**A. That the proposed use will be consistent with the various elements and objectives of the general plan.**

The zoning land use designation for the subject site is IND (Industrial), and the General Plan Land Use Element designation is Industrial. The IND zone allows for a variety of land uses, such as, but not limited to, services, assembly, entertainment production, manufacturing and research and development, in conformance with the General Plan. The continued use as a physical instruction school use is consistent with the intent of the land use designation in the IND zoning district. The site is located in the former San Fernando Road Corridor Redevelopment Project Area; the primary goal of the former Redevelopment Agency's project area plan was to remove blight. This goal remains a vital economic development goal for the City. The redevelopment plan called for a mix of uses in the project area and the prevention of the re-introduction of blighting influences in the project area. The City's Zoning Code for the San Fernando Road area similarly supports mixed uses and the proposed physical instruction school adds to the diversity of the project area while remaining consistent with and complementary to other uses within this area of Glendale. A continued occupation of a building is an important factor for the economic stability of the operator(s) and neighboring industrial and commercial uses. This will help continue to revitalize this area and help improve the economic welfare of the area.

The subject property is located at the north "terminus" of Los Angeles Street, which is identified by the Circulation Element as a local street. Los Angeles Street directly connects with Palmer Avenue, Magnolia Avenue and San Fernando Road, which are identified as an Urban Collector, Local Street and Major Arterial, respectively. These streets will be able to accommodate the increase in traffic the proposed use will generate and is consistent with the Circulation Element. Given the subject application requests to continue the use of the building as a physical instruction school, other elements of the general plan, including the Open Space, Recreation, and Housing, will not be impacted.

**B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.**

The continued use as a physical instruction school will not be detrimental to the public health or safety, the general welfare, or the environment. The project site is located at the north "terminus" of Los Angeles Street and is surrounded by industrial uses to the south and east, and the Southern Pacific Railway to the west. Academy USA currently operates entirely within the building and does not propose to physically expand the footprint of the building or expand its operations to locate any physical instructions outdoors. Membership will continually be limited to approximately 200 persons ranging in age from five to 18 year old. Furthermore, the members-only policy will continually preclude renting of the facility to other

organizations and the unexpected participation of random non-members. Operation hours will remain unchanged and limited on weekdays from 4:00 p.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 10:00 p.m. Saturday and Sunday. As a result, the operation hours for the physical instruction school will not coincide with peak operational hours of the surrounding industrial uses. The use will not conflict with the surrounding uses, as the existing physical instruction will continue to be conducted entirely within the building and does not propose to include any outdoor physical instruction activity. Therefore, the physical instruction school is not anticipated to be detrimental to the safety and public welfare of the neighborhood.

**C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

The physical instruction school will not impede the normal development of the surrounding area, since the site is already fully developed and is surrounded by industrial-oriented properties. In 2017, minor improvements to the existing 43,255 square-foot warehouse building included upgrades to the south facing façade, tenant improvements within the building to accommodate physical instruction courts (e.g. basketball, futsal, volleyball and table tennis) and the parking lot enhancements to include 25 additional parking spaces (69 parking spaces total) and approximately 1,160 square-feet of new landscaping. Academy USA has operated for the past five years without reported incident with the City's Neighborhood Services Division, Public Works – Traffic Division and Police Department. Given that the existing establishment has not presented issues with the surrounding area for the past five years, the existing physical instruction school does not present an impediment to the safety and public welfare of the neighborhood.

**D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.**

Adequate public and private facilities are provided for the existing physical instruction school. Academy USA is located in a 43,255 square-foot warehouse building constructed in 1990. Utilities for water, electricity, sewer and trash are currently provided for the existing facility.

On November 10, 2016, the Director of Community Development approved Parking Exception Case No. PPPEX 1615199 that allowed for the change of use of an existing 43,255 square-foot warehouse building to a physical instruction school without providing 326 parking spaces of the 395 parking spaces required. Special circumstances were present which the parking need for the Academy USA was not as great as for other physical instruction schools because membership is limited to approximately 200 persons ranging in age from five to 18 years old. Additionally, the facilities operation hours would be limited from 4:00 pm to 10:00 pm, Monday through Friday, and 8:00 a.m. to 10 p.m. Saturday and Sunday. A parking analysis

was prepared by Jano Baghdanian & Associates (dated June 30, 2016) analyzing the parking generation associated with the physical instruction school and activities that are programmed for the various floor areas within the building. Based on similar physical instruction facilities, approximately 75% of participants are dropped off and picked up, while approximately 25% of participants' parents typically park their vehicles and accompany their child(ren) to the event. Because the hours of operation for the school will not coincide with peak operational hours of the surrounding industrial uses, the 69 parking spaces on-site were expected to be adequate for the proposed use. Given Academy USA has existed since 2017 and without reported incident in regard to parking, adequate on-site parking is provided.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this Administrative Use Permit 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 Director of Community Development.
2. 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.
3. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
4. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
5. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
6. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
7. That the premises shall be operated in full accord with applicable State, County, and local laws.



8. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
9. That the applicant shall apply for a Business Registration Certificate (BRC) for a physical instruction school, subject to the findings and conditions outlined in this decision letter. Approval for a BRC shall be obtained prior to opening the physical instruction school.
10. That the physical instruction school shall comply with all conditions of approval of Parking Exception Case No. PPPEX 1615199.
11. That the operation of the physical instruction school shall be in substantial accord with the parking analysis prepared by Jano Baghdanian & Associates (dated June 30, 2016).
12. That the hours of operation shall be limited on weekdays from 4:00 p.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 10:00 p.m. Saturday and Sunday.
13. That all signs require a separate sign permit.
14. That design review approval or exemption shall be obtained for any changes to the exterior of the building prior to the issuance of a building permit.
15. That on-site athletic tournaments and competitions with other youth groups, similar sports organizations and clubs shall be limited to three times per year. Timing and scheduling of tournaments shall be such that it will not overlap with other athletic events at the facility.
16. That all activities shall be conducted within the building.
17. That all facilities shall be used by and available for its members only. Rental of the any facilities to other organizations, parties or persons is prohibited.
18. That any new rooftop equipment shall be appropriately screened from the public right-of-way.
19. That all music, lighting, and noise shall be confined to the inside of the premises so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way.
20. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS, UNTIL JUNE 15, 2033.**

## 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. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **June 30, 2023**.

***All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before JUNE 15, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Dennis Joe, at 818-937-8157.***

## GMC CHAPTER 30.41 PROVIDES FOR

### TERMINATION

Every right or privilege authorized by an Administrative Use 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 Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use 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 Administrative Use 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.

### **REVOCAION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Use 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 an Administrative Use 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Dennis Joe, at 818-548-8157 or [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).

Sincerely,  
Bradley Calvert  
Director of Community Development



Vilia Zemaitaitis, AICP  
Planning Hearing Officer

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility (F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section

(C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza ); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner– Dennis Joe.