



May 7, 2024

Garo Nazarian
Domus Design
109 E Harvard St, Unit 306
Glendale, CA 91205

RE: 706 E Colorado Street
Application: PAB2097-002308-2023

Dear Garo Nazarian,

City staff reviewed your application for the elimination of minimum parking standards near high-quality public transit for the project site located at 706 East Colorado Street according to California Assembly Bill 2097 (AB 2097) and Government Code Section 65863.2.

The submitted AB 2097 application is for a commercial project, construction of a two-story, general office building with ground-floor parking. The project site is located in the C3 I (Commercial Service, Height District I) Zone District, described as Lot 17 (ex of st), Glendale Tract 1164, (APN 5674-025-046), in the City of Glendale, County of Los Angeles.

REQUIRED PARKING

Glendale Municipal Code (GMC), Chapter 30.32, Parking and Loading, regulates the minimum number of parking spaces required for uses within the City. GMC Section 30.32.030(B)(5) provides that when a use of a building changes to a use with the same parking requirements, no additional parking spaces shall be required for the new use. When a change of use requires more off-street parking than the previous use, additional parking spaces shall be provided equal in number to the difference between the total number of spaces required by the new use and the number of spaces required for the immediately previous use. The proposed project is to construct a two-story, 5,124-SF general office commercial building with ground-floor parking, 10 spaces, including four (4) vertical tandem spaces, on a 6,100-SF lot.

This proposal would activate land that has been vacant for over 15 years. In 1995, the previous use of the subject property, a parking lot with thirteen (13) parking spaces, was permitted (B10047579) for a nearby restaurant. Archived permits shown that restaurant, located at 720 E Colorado, was extant at least since the mid-1970s and shared with adjacent office and retail uses another parking lot with thirty-one (31) parking spaces at the southwest corner of Colorado and Everett Streets. By 2007 (Google Streetview) the restaurant was no longer extant and new construction of a medical office was underway. As for the subject property at 706 E Colorado St, the parking lot since 2007 was empty of vehicles except for occasional storage of trucks and trailers.



GMC Section 30.32.050 requires a minimum number of parking spaces for commercial uses. The proposed use, offices, has a parking ratio of two and seven tenths (2.7) per 1,000 square feet of building area, so this project would require fourteen (14) parking spaces. GMC Section 30.32.040 provides for location of parking spaces. Off-street parking spaces that are not accessible, i.e., tandem or vertically-stacked, shall be permitted as required off-street parking spaces in the DPS and TOD zones, only. The proposed project is located in the C3 zone, so tandem or vertically-stacked parking spaces cannot be permitted as required off-street parking spaces. The proposed use includes four (4) tandem parking spaces that cannot be counted as required parking spaces. The project proposes ten (10) parking spaces that count as required off-street parking.

AB 2097 REQUEST

The application request is to allow ten (10) on-site parking spaces instead of the required fourteen (14) parking spaces. This would support a project by separate permit for new construction of an office building.

PROXIMITY TO PUBLIC TRANSIT

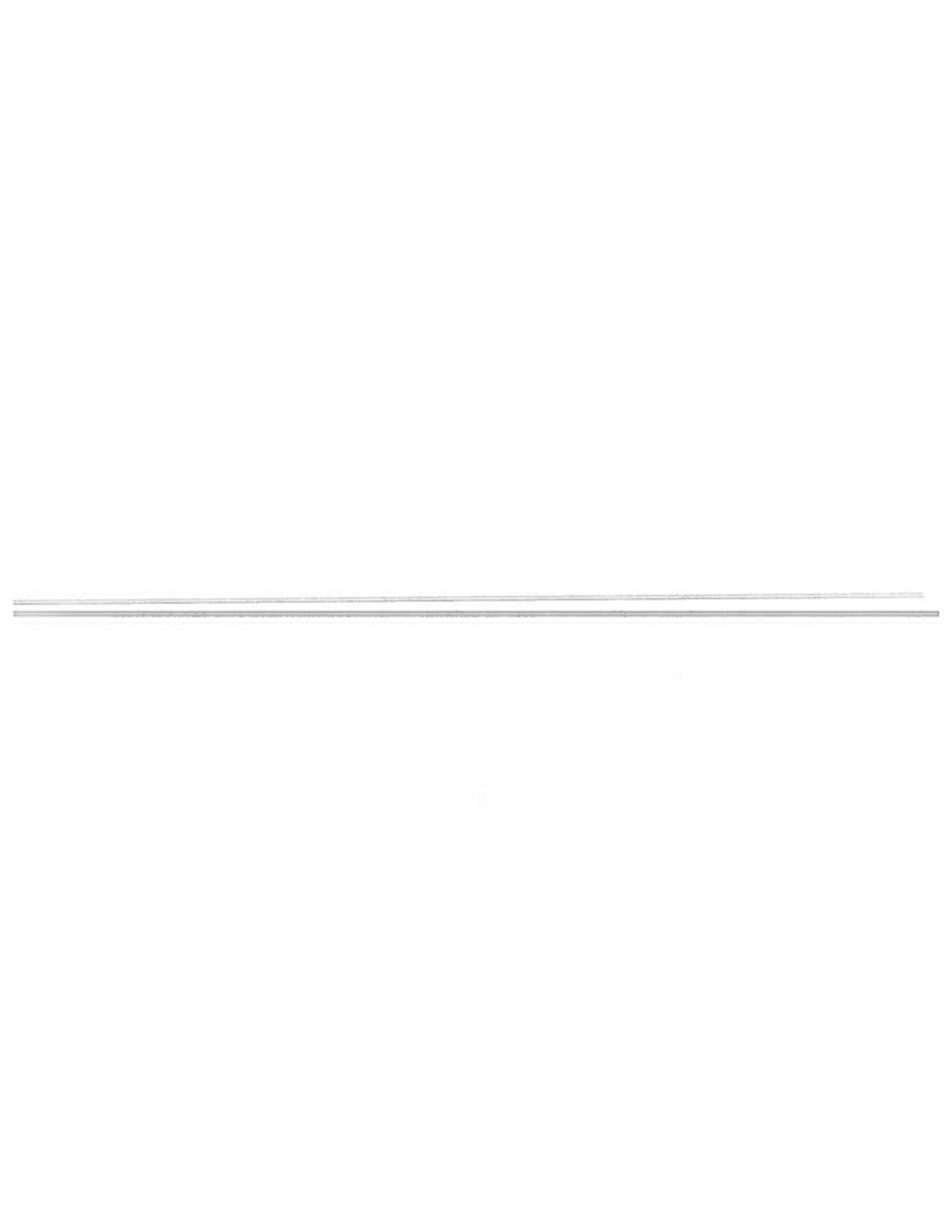
The project site is located within one-half mile radius of a major transit stop or a high-quality transit corridor.

Per AB 2097, a "major transit stop" is defined as an existing rail or bus rapid transit station, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods. A "high-quality transit corridor" is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Documentation has been provided validating that the project site is located 0.4 mile from a major transit stop located at North Glendale Avenue and East Broadway, which features Los Angeles Metro 180 Bus Route, and Glendale Beeline, Route 4, both with service intervals less than 15 minutes during peak commute hours. Furthermore, the site is located 815 feet or 0.15 mile from other transit stops located at the intersection of Colorado Street and Glendale Avenue, which features Los Angeles Metro 90 Bus Route, and Glendale Beeline Routes 6 and 8, with service intervals averaging 19, 24, and 23 minutes, respectively, during peak commute hours.

AB 2097 FINDINGS

The findings required to impose minimum parking requirements cannot be met. Based on the preponderance of the evidence in the record, the City does not find that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:



- The City's ability to meet its share of the regional housing need for low-income and very low-income households.
- The City's ability to meet any identified special housing needs for seniors or people with disabilities.
- Existing residential or commercial parking within one-half mile of a residential project.

DETERMINATION

The above findings cannot be made; therefore, the AB 2097 request is approved.

REQUIREMENTS ON VOLUNTARILY PROVIDED PARKING

Development projects subject to AB 2097 may voluntarily provide parking. In such cases, the City may require a portion of the spaces to be available for car-share vehicles, require parking to be shared with the public, and/or require parking operators to charge for parking.

The City cannot require the property owner to provide parking to residents free of charge, but the property owner may choose to do so. In addition, any voluntarily provided parking is subject to standards in GMC Chapter 30.32 (Parking and Loading) and all State and City requirements to provide parking spaces for electric vehicles and parking spaces that are accessible to persons with disabilities.

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the case planner. This would include clarification and verification, and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, 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, Alan Lamberg, at (818) 937-8158 or via e-mail at alamberg@glendaleca.gov.

Sincerely,

BRADLEY CALVERT, AICP
Director of Community Development



Erik Krause
Deputy Director of Community Development
cc: Case file; Case Planner Alan Lamberg

