

PARKING EXCEPTION CASE NO. PPEX 1234024
3618-3628 SAN FERNANDO ROAD

DIRECTOR OF COMMUNITY DEVELOPMENT REVIEW

Pursuant to Chapter 30.32.020, the Director of Community Development has processed an application for a Parking Exception for the property at 3618-3626 San Fernando Road, Glendale. The application is hereby **APPROVED**, based on the following analysis and findings and subject to the following conditions.

PROJECT PROPOSAL

The applicant is requesting a change of use from an office use to a physical instruction school without providing on-site parking for the property located at 3618-3628 San Fernando Road.

SUMMARY AND BACKGROUND

The subject property is located on the north side of San Fernando Road between Dolores and Rosslyn Streets. The site is currently developed with an approximate 13,860 square-foot building. Previous uses in the building were office and warehousing. The most recent Zoning Use Certificate issued for this tenant space is an office use. The new operator, Homenetmen, an athletic and scouting organization, is proposing a change of use from an office to a physical instruction school. The proposed tenant improvements in the building consist of creating offices and large rooms for physical instruction school activity (e.g., mommy and me classes, ping pong, and physical instruction). A physical instruction school is a permitted use in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone.

Presently, Homenetmen operates the gymnasium located to the rear of the subject site, on the adjacent parcel within the City of Los Angeles jurisdiction. Some of the activities held in the gymnasium include basketball, tournaments or similar sport activities. As proposed, the applicant is requesting to expand their offices and physical instruction school component to the tenant space located at 3618-3628 San Fernando Road. The subject tenant space and the existing gymnasium are accessed from within the buildings. In addition, a 98 space parking lot (majority in tandem configuration) is located at the rear of the gymnasium, which is also located within the City of Los Angeles jurisdiction.

The 3618-3628 San Fernando Road building was constructed in the 1940's without on-site parking. The existing parking lot to the rear of the gymnasium has provided parking for the 3618-3628 tenants for many years. In 1962, a Covenant and Agreement was recorded with the City of Glendale to maintain off-street parking spaces in connection with the subject and neighboring parcels, in the City of Los Angeles.

The applicant has indicated that the facility will operate from 4:30 p.m. to 10:00 p.m. weekdays and throughout the day on the weekends. The age of the student ranges from five to twenty-five. Based on the nature of the business, many of the students,

especially children, are dropped off, which reduces parking demand. For those drivers that need to park a vehicle either because they dropped off a student(s) or take physical instruction classes at the facility, the 98 space parking lot described above is available to serve the students, parents or others that frequent the facility.

As proposed, based on the total floor area of 13,860 square feet and the change of use from office (2.7 spaces per 1,000 square feet of floor area) to a physical instruction school (10 spaces per 1,000 square feet of floor area) the parking shortfall would be 102 parking spaces (139 spaces -37spaces =102 spaces). In a worse case scenario, if all 98 parking spaces were occupied, the fact that Homentemen begins operating at 4:00 p.m. until approximately 10:30 p.m. and that the surrounding warehouse and industrial uses along San Fernando Road generally close between 5:00 p.m. and 6:00 p.m., on-street parking would be available most hours. Based on field observations, nearby uses along San Fernando Road include warehousing, industrial, and offices. As described above, generally, these types of uses close at or around 5:00 p.m. weekdays and close on the weekends. Most of these uses are able to accommodate their parking demands with parking on-site. Although the Zoning Code does not permit on-street parking spaces to be used in meeting parking requirements, on-street parking located on the north side of San Fernando Road and Dolores and Rosslyn Streets is available and can accommodate overflow parking if the parking lot spaces are full.

PARKING EXCEPTION REQUEST

The Code requires that upon the change of use within an existing building, additional parking spaces be provided for the new use over and above the number of spaces required by the prior use. In many cases, a strict application of the parking code to require full on-site parking for these uses is not practical and would prevent businesses from locating in the project area.

The previous office use required 2.7 spaces per 1,000 square feet of floor area. The new physical instruction school will require 10 spaces per 1,000 square feet of floor area. According to Chapter 30.32.030 and 050, GMC, the parking shortfall for the new physical instruction school will be 102 parking spaces.

Use(s)	Parking Required	Comments
Previous: 13,860 SF Office	2.7 spaces per 1,000 SF = 37 spaces	Pursuant to Code, 37 spaces exist from the previous use based upon 2.7/1,000 for the 13,860 SF office use. Only the additional spaces need to be provided.
Proposed: 13,860 SF Physical Instruction School	10 spaces per 1,000 SF =139 spaces	Conversion of office use to physical instruction requires 139 spaces. Credit is received for the 37 spaces attributed to the prior use, a net of 102 spaces are required.

The proposed use would provide a recreational activity for children and adults, which is needed in South Glendale. This part of the city does not have many parks or other types of wholesome recreational activity in which children can engage since the area is primarily characterized by industrial/commercial uses. If established, this new use, Homenetmen, a non-profit organization, has the potential to attract complementary uses which provide either additional recreational activity for children or other services like stores and restaurants. It may set a precedent in this part of the city and potentially introduce more pedestrians in the area. The proposed use would be an asset to this part of the city.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the Director of Community Development has determined that Parking Exception Case No. PPEX 1234024, a request for a 102-space parking exception in conjunction with a new physical instruction school at 3618-3628 San Fernando Road, 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 subject property is located on the north side of San Fernando Road between Dolores and Rosslyn Streets. The site is currently developed with an approximate 13,860 square-foot building. Previous uses in the building were office and warehousing. The proposal involves a change of use from an office use to a physical instruction school (based on the latest Zoning Use Certificate on file). The applicant is proposing tenant improvements consisting of offices and large rooms for physical instruction school. The proposed establishment is part of the gymnasium located at the rear, on the adjacent parcel located within the City of Los Angeles jurisdiction. In addition, parking for the entire facility is located behind the gymnasium, also, within the City of Los Angeles jurisdiction. A physical instruction school is a permitted use in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone.

The existing building was constructed in the 1940's without on-site parking. As stated above, the existing parking lot to the rear of the gymnasium has provided parking for the 3618-3628 tenant(s) for many years. It is not possible to provide on-site parking spaces without significantly modifying the existing building. The subject property was originally built to the property line. Hence, there is no room to accommodate additional parking spaces required by the Zoning Code for the change of use.

B. The parking exception will serve to promote specific goals and objectives of the adopted plan for the San Fernando Road Corridor Redevelopment Project Area and will be consistent with the various elements of the General Plan and will promote the general welfare and economic well being of the area.

This site is located in the 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 a mix of uses. The proposed physical instruction use adds to the diversity of the project area while remaining consistent with and complementary to other uses. A leased and occupied building will help revitalize this area, remove physical blight, and it will help improve the economic welfare of the area. A vacant building is attractive to transients and could potentially increase crime in the area, which is detrimental to the public welfare.

The project is located in the IMU-R Zone which allows for the introduction of a mix of commercial residential uses, or stand alone commercial, industrial and residential uses. The intent of this zoning is to allow for a range of uses to provide appropriate transition and greater compatibility with adjacent residential neighborhoods. The proposed physical instruction school would contribute to the diversity of uses in this part of San Fernando Road, thereby meeting the intent of the Zoning Code.

The objective of the parking regulations in the Zoning Code is to assure adequate on-site parking is so as to not impact neighbors. While the required on-site parking spaces will not be accommodated on-site due to site constraints, the anticipated parking demand can be met based on the nature of the business and available parking located in the parking lot at the rear of the property, behind the gymnasium, guaranteed through the 1962 Covenant and Agreement required maintenance of 98 parking spaces on the adjacent lot in Los Angeles.

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; and

The property was developed in the 1940's. Throughout the years, warehouse and office uses have operated from this facility. The new operator, Homenetmen, an athletic and scouting organization, is proposing to establish a physical instruction school. An exceptional circumstance related to the project is that it abuts and has a component of their operation and parking within the City of Los Angeles jurisdiction. Presently, Homenetmen operates the gymnasium and parking lot located at the rear of the subject site to the north within the City of Los Angeles boundaries. The applicant is proposing to expand their offices and physical instruction school component to the tenant space located at 3618-3628 San Fernando Road. The subject tenant space and the existing gymnasium in the City of Los Angeles are physically connected and accessed from within the buildings. The existing parking lot located at the rear has approximately 98 parking spaces the majority in tandem configuration, which would serve both the gymnasium and the proposed physical instruction school. Moreover, in 1962, a Covenant and Agreement that was recorded the City of Glendale to maintain off-street parking spaces in connection with the subject and neighboring parcels, in the City of Los Angeles. This proves that a parking deficiency has existed at this facility for decades and was addressed with the Covenant and Agreement. In addition, existing parking lot at the rear has served the parking demand of the subject and other tenants described in the Covenant and Agreement.

Another exceptional circumstance related to the proposed use is that if allowed, it would provide a recreational activity for children and adults, which is not common in this part of town. This part of the city does not have many parks or other type wholesome recreational activity in which children can engage since the area is primarily characterized by industrial/commercial uses. If established, this new use has the potential to attract complimentary uses which provide either additional recreational activity for children or other services like stores and restaurants. It may set a precedent in this part of the city and potentially introduce more pedestrians in the area. The proposed use would be an asset to this part of the city.

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 has indicated that the facility will operate from 4:30 p.m. to 10:00 p.m. weekdays and through out the weekends. The age of the student ranges from ages five to twenty five. Based on the nature of the business, many of the students, especially children, are dropped off. In this case, there is no parking demand. On the other hand, for those drivers that need to park a vehicle either because they dropped off a student(s) or have classes at the facility, there is a parking lot with 98 parking spaces (majority in tandem configuration) to the rear of the gymnasium on the adjacent parcels north of the subject site. As proposed, based on the total floor area of 13,860 square feet and the change of use from office (2.7 spaces per 1,000 square feet of floor area) to a physical instruction school (10 spaces per 1,000 square feet of floor area) the parking shortfall would be 102 parking spaces (139 spaces -37spaces =102 spaces). In a worse case scenario, if all 98 parking spaces were occupied, the fact that the business operates after 4:00 p.m. until approximately 10:30 p.m. and that the surrounding warehouse and industrial uses along San Fernando Road and on neighboring local streets generally close between 5:00 p.m. and 6:00 p.m., there is enough on-street parking to accommodate the needs of the new physical instruction school and not impacting the neighborhood.

Therefore, Parking Exception PPEX 1234024 is hereby **APPROVED**, subject to the following conditions:

CONDITIONS OF APPROVAL

1. Any change to the exterior of the building is subject to the review and approval of the City Council if the proposed change(s) are not exempt.
2. 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..
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. All signs require a separate sign permit.
5. No signs/banners shall be permitted to be attached to the existing wrought iron fence and gate.
6. Any new rooftop equipment shall be appropriately screened from the public right-of-way.
7. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in this application.
8. 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.
9. The parking exception is limited to the subject use, the physical instruction school component for Homenetmen.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

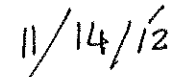
The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **NOVEMBER 29, 2012**, in the Building and Safety Division, 633 East Broadway, Room 101.



Hassan Haghani, Director of Community Development



Date