



July 6, 2016

West Doran Holdings, LLC
Attention: Greg Galletly
210 South Orange Grove Boulevard
Pasadena, CA 91105

**RE: 800 WEST DORAN STREET
ADMINISTRATIVE USE PERMIT NO. PAUP 1603000**

Dear Mr. Galletly:

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 to allow a new six-story multi-family dwelling with 52 units and a 118-space parking garage, in the "IMU-R" - Industrial/Commercial - Residential Mixed Use Zone, located at **800 West Doran Street**, described as Lot 21 and portions of Lots 20, 22 and 23, Block 39 of West Glendale Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) New multi family dwelling units in the IMU-R Zone require approval of an administrative use permit.

APPLICANT'S PROPOSAL

(1) To allow new multi-family dwelling units in the IMU-R Zone.

ENVIRONMENTAL RECOMMENDATION

The project is exempt from environmental review as a Class 32 "Infill Development" exemption pursuant to State CEQA Section 15332.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the above analysis by Community Development Department staff, and any comments received from the public with respect to this application, this Administrative Use Permit application is approved based on the following:

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

The subject site has a land use designation of Mixed Use Development. Permitted residential densities are dependent on the zoning of adjacent parcels

and a density of 100 units per acre is permitted since the site is not abutting residentially-zoned properties. The mixed-use land use designation encourages high density and transit-oriented development. The proposed project consists solely of multi-family dwelling units on a site of approximately ½ acre to be developed with 52 units (100 units per acre), adjacent to the 134 Freeway and bus routes along San Fernando Road and Doran Street.

The Circulation Element classifies West Doran Street as a major arterial street, designed to carry up to 45,000 vehicles per day. Currently, this street accommodates approximately 17,000 vehicles per day and can accommodate the incremental increase in traffic that the proposed development will bring.

Goals of the Housing Element include providing a wide range of housing types to meet the needs of current and future residents. The proposed project has residential units ranging from approximately 1,000 square feet to approximately 2,000 square feet. The project site is located in the former San Fernando Road Corridor Redevelopment Project Area, where ownership housing constructed is subject to mandatory inclusionary housing obligations.

The Safety Element identifies potential hazards within the City, including fault zones, liquefaction and landslide hazard zones. The subject site is not located within any of these areas. The Open Space and Conservation Element does not identify this site for open space purposes or as a site suitable for conservation. The project is, therefore, consistent with the City's General Plan.

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 subject site is located in the IMU-R zone, where multi-family residential dwellings are allowed with approval of an administrative use permit. The surrounding neighborhood is developed with a variety of uses. Multi-family residential dwellings (located on multi-family zoned properties) are located across State Street, immediately east of the subject site. While comment letters have noted that there is a lack of available on-street parking, this use provides code-required parking. Office and industrial uses are located south, southeast and west of the site. The 134 Freeway (and San Fernando Road on-ramp) is located across West Doran Street immediately north of the site. Given this type of multi-family residential use already exists in the surrounding neighborhood and conditions have been added to this project, the proposed multi-family development will not be detrimental to the public health or safety, the general welfare or the environment.

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

The subject site is currently developed with a two-story commercial office

building and a surface parking lot. Multi-family residences are located east of the site on West Doran Street. Commercial and industrial uses are located south, southeast and west of the site. The subject site is zoned IMU-R, which permits most industrial and commercial uses and allows multi-family residences with approval of an administrative use permit. The proposed project will continue the prominent residential pattern existing on Doran Street from the east further west toward San Fernando Road. Constructing high density residential development on the project site will encourage foot traffic in the area and provide easy access to area freeways and bus routes for future residents. Given the mixed-use nature of the surrounding area and the fact that there is very limited vacant land in the neighborhood, the project should not impact development of nearby parcels. Additionally, redevelopment of the surrounding neighborhood should not be hindered as residential development is an administratively permitted use.

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.

The neighborhood around the project site is fully developed and public facilities are in place. GWP does not anticipate issues serving the project site and cited standard conditions in their interdepartmental communication. Approximately 14% of the subject site is landscaped, above the minimum of 10%. The project includes 118 on-site parking spaces, whereas 117 are required. Vehicular access to the development is from a 20-foot wide driveway located off State Street. Traffic and Transportation staff did not identify the State Street driveway location as a potential problem regarding the project, nor the automobile trips generated from residents.

Applications for new multi-family residential uses proposed to be located within the IMU-R zone shall consider the following criteria in making the findings:

- 1. The proposed multi-family housing development is allowed within the respective zoning district with the approval of an administrative use permit and complies with all applicable provisions and performance standards identified in this Zoning Ordinance and the Municipal Code.**

The proposed 52-unit multi-family project is allowed in the IMU-R zoning district with the approval of an administrative use permit. As indicated by the City's Housing Division, the project site is located in the San Fernando Road Redevelopment Project Area and the project applicant has opted to pay Glendale's inclusionary housing fee which is noted in the conditions of approval. The project complies with all the standards of the Zoning Ordinance and Municipal Code.

2. The proposed multi-family housing development would not result in the displacement of existing, or limit future, employment on the subject site or on surrounding sites.

The project site currently is developed with a small commercial office building and surface parking lot. No people reside on this lot or will be displaced by this development. The area is zoned for a mix of commercial, industrial and residential projects. The project is consistent with the zoning of the site and the intent of the goals and objectives of the San Fernando Road Redevelopment Project Area. It will enhance the economic vitality of the neighborhood and increase the viability of nearby businesses by providing additional residents to the area. Jobs will be created during construction and several permanent jobs will be created by employees staffing the multi-family complex to serve the residents.

3. The subject site is physically suitable for the type and density/intensity of the proposed multi-family housing development.

The subject site is flat and has approximately 160 feet of frontage on West Doran Street and 195 feet of frontage on State Street. Because the site is not adjacent to residentially-zoned land (it is adjacent to properties zoned IMU-R) the Zoning Code allows development of up to 100 units per acre. The project is proposed at this density and, thus, it is consistent with the zoning. Because the project is close to existing mass transit lines and the 134 Freeway, it is well-located for a relatively large-scale residential development.

4. The proposed multi-family housing development will be compatible with the surrounding existing and future land uses allowed in the IMU-R zoning district.

The subject site is zoned for a mix of commercial, industrial and residential uses and also allows these uses to stand alone (Multi-family residential with approval of an administrative use permit.) The project is consistent with the zoning of the site and the intent of the goals and objectives of the San Fernando Road Corridor Redevelopment Project area, including expansion of the community's supply of housing, the achievement of an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles and the promotion of private sector investment within the project area. The existing zoning also allows the continued operation of low-intensity industrial operations and a variety of commercial businesses. The proposed project is complementary to the existing and proposed mix of land use in the area.

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 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 Office.
2. That all necessary licenses (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 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 administrative use permit are complied with.
4. That State Accessibility Standards shall be met for all parking requirements and building entrance accessibility as required by the Building and Safety Section.
5. That Design Review Board approval shall be obtained prior to the issuance of a Building Permit.
6. That the applicant shall comply with all Section/Department requirements as specified in their memos to the satisfaction of the City or Department Director. These memos include GWP (May 3, and May 4, 2016), Public Works, Maintenance Services Section (May 9, 2016), Public Works, Engineering Section (May 23, 2016) and Public Works, Integrated Waste Section (May 12, 2016).
7. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Community Development Director for private property and the Public Works Director for public property.
8. That adequate means be provided for the collection of solid waste generated at the site and that all recycling items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator.
9. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Hearing Officer.

10. That a landscape plan proposing water conserving materials and including a complete irrigation plan shall be prepared by a person licensed to prepare such plans and shall be approved by the Design Review Board prior to the issuance of a building permit.
11. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
12. That the method of discharge of the on-site drainage shall be approved by the City Engineer.
13. That a grading permit shall be obtained for the subterranean garage.
14. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
15. That the project is located in the San Fernando Road Redevelopment Corridor Project Area and shall comply with Chapter 30.50 - Affordable Housing in the city's Zoning Ordinance.
16. That any expansion or modification of the facility or use shall require a new administrative use permit application. Expansion shall constitute adding of additional units, floor area, or any physical change as determined by the Planning Hearing Officer.
17. That the applicant shall execute the Inclusionary Housing In Lieu Fee Certificate prior to issuance of a building permit.

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. 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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **July 21, 2016** at the Permit Services Center (PSC), 633 East Broadway,

Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

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 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, CONTINUING JURISDICTION

Section 30.16.610 of the Glendale Municipal Code, 1995, provides for the Director of Community Development to have continuing jurisdiction over any Administrative Use Permit which is or has been granted and may revoke any Administrative Use Permit in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

GMC CHAPTER 30.4 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.

Extension

An extension of the administrative use permit 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.

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.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification and 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, Roger Kiesel at (818.937.8152) or Rkiesel@glendaleca.gov

Sincerely,
Philip Lanzafame
Director of Community Development



Laura Stotler
Planning Hearing Officer

LS:RK:sm

Cc: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra); Abundant Housing (attn.:Matt Dixon); Scott Moen; Trish Neal; and case planner – Roger Kiesel.