



March 28, 2018

Randolph Dettmer, AIA, NCARB
663 Hill Street
San Luis Obispo, CA 93405

**RE: 430 NORTH GLENDALE AVENUE
PARKING REDUCTION PERMIT NO. PPRP 1725038
(Autumn Hills Healthcare)**

Dear Mr. Dettmer:

On March 28, 2018, the Planning Hearing Officer conducted and closed a public hearing, pursuant to Section 30.50.040, subsection C. of the Glendale Municipal Code, on your application for a Parking Reduction Permit No. PPRP 1725038, to allow for the reduction of one parking space to accommodate the construction of an emergency electric generator and the associated eight (8)-foot tall block wall enclosure to be located within the existing twenty (20) parking space surface parking lot, located at **430 North Glendale Avenue**, in the "C2" - Community Commercial Zone, described as Lot 6, Tract No. 4142, in the City of Glendale, in the County of Los Angeles.

CODE REQUIRES

(1) Approval of a Parking Reduction is required to decrease the number of required off-street parking spaces for a Residential congregate living – medical in the "C2" zone.

APPLICANT'S PROPOSAL

(1) To reduce the number of required off-street parking spaces for a Residential congregate living – medical (19 parking spaces proposed; 20 parking spaces existing) in the "C2" zone.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 (f) because the project is to construct safety or health protection devices in conjunction with an existing facility.

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

Planning Hearing Officer has **GRANTED WITH CONDITIONS** your parking reduction application based on the following:

For a commercial or residential use proposed adjacent to local or regional mass transit lines or routes. A request for parking reduction may be granted when the review authority determines that the reduction is justified based on documented mass transportation use characteristics of the patrons and employees of the use.

Since 1963, the subject property has operated as a residential congregate care living – medical facility (facility) for the past 55 years, and has maintained its site configuration with an approximately 24,678 square-foot building and twenty (20) on-site parking spaces. Circulation through the U-shaped parking lot is provided by a one-way drive aisle, where vehicles are able to enter and exit the property via two separate driveways fronting North Glendale Avenue. Surrounding the site are Chase bank, general retail stores and multi-family, the County of Los Angeles, Health Department, and other multi-family residences, to the north, south, east and west directions, respectively. At the southeast corner of North Glendale Avenue and Doran Avenue, a mass transit bus stop is serviced by Glendale Beeline (bus line #3) and Metro (bus lines #90 and #91). This mass transit stop is approximately 200 feet north of the project site.

A parking reduction of one parking space is justified based on the mass transportation use characteristics of the patrons and employees of the subject use. Autumn Hills Healthcare Center's operations are 24 hours a day and seven days a week. The facility has a total of 110 employees that rotate between three, eight-hour shifts. During the daytime shift, 7:00 am to 3:00 pm, the facility's operations, staffs the most amount of workers on-site at approximately 40 employees. During the remaining two shifts (evening and early morning), the amount of employees at the facility decreases to approximately 30-35 employees. The facility's reported employee mass transit ridership is 38% (15 of the 40 employees) for the daytime shift, 34% (12 of the 35 employees) during the evening shift and 13% (4 of the 30 employees) during the early morning shift. While employee mass transit ridership is low during the early morning shift, parking demand for the facility is sufficient because these shifts are staffed with the fewest amounts of employees and is reciprocal to the use's visitation hours – which are from 8:00 am until 8:00 pm., seven days a week. Per the applicant, the facility's residents are primarily from the local area. Most visitors walk to the facility or are dropped-off.

A residential congregate care living - medical facility has occupied the site since 1963. Based on parking counts for a typical weekday and weekend submitted by the applicant, the peak utilization for the parking lot occurred during the noon/afternoon hours, where a maximum of 18 of the 20 parking spaces were used. Comments submitted by the Police Department and Neighborhood Services Division did not indicate concerns related to the requested parking reduction permit application. The Public Work's Department commented that street parking demand in this area is in high demand, and any reduction of on-site parking spaces may impact street parking availability. Further, they recommended that the applicant secure off-site parking during periods when the on-site parking capacity has been met. Because the

submitted parking counts demonstrate the amount of parking spaces provided are sufficient on the weekday and weekends for this specific operation, and no major concerns were expressed by other departments, the reduction of a single space will not present a significant parking impact to this area.

The applicant is proposing the emergency electric generator to adhere with California Electrical Code (CEC) for residential congregate living facilities. While the emergency electric generator will occupy and eliminate one existing parking space, the project will provide the facility with an independent source of power in an event of a power interruption. This emergency electric generator is necessary to provide power for basic operations, such as nursing stations, medical preparation areas, and exiting lighting.

CONDITIONS OF APPROVAL

APPROVAL of this 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 Design Review approval shall be obtained prior to the issuance of a building permit.
4. 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.
5. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
6. That any expansion or modification of the facility or use shall require a new parking exception permit. Expansion shall constitute adding of additional floor area or any physical change as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.

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 **APRIL 12, 2018**, 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 p.m. to 5 p.m.

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

TRANSFERABILITY

This authorization runs with 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 Parking Reduction Permit which is or has been granted and may revoke any Parking Reduction 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 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.

Extension

An extension of the Parking Reduction 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

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.

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.

You may contact the case planner, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at djoe@glendaleca.gov.

Sincerely,



Milca Toledo
Planning Hearing Officer

MT:DJ:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Dennis Joe.