



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

October 3, 2019

Janelle Williams
Williams Land Use Services
2418 Honolulu Avenue, Unit "B"
Montrose, CA 91020

**RE: 3909 SAN FERNANDO ROAD - #G
CONDITIONAL USE PERMIT NO. PCUP 1905776**

(BACKLOT/OUTDOOR FACILITIES - PRODUCTION)

Dear Applicant:

On September 11, 2019, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit, to allow a backlot/outdoor facility - production use associated with a broadcast studio and indoor support facility located at **3909 San Fernando Road - #G**, in the "IMU-R" - (Industrial/Commercial-Residential Mixed Use) Zone, described as Por Lots 1, 2, 3, 4, & 5 Block 2, WCB Richardson's Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) A Conditional Use Permit application is required for a backlots/outdoor facilities - Production in the "IMU-R" zone (G.M.C. 30.14.020.B, Table 30.14 - A).

APPLICANT'S PROPOSAL

- (1) To operate a backlots/outdoor facilities - production use associated with a broadcast studio and indoor support facility - Production.

ENVIRONMENTAL DETERMINATION

An EIR for the project was certified by the City Council on December 10, 2013. Presently, the mixed-use project is under construction. The proposed backlot/studio was included in the evaluation of the EIR, and therefore, the current request would not result in any new environmental impacts.

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 application based on the following:

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

The applicant is requesting approval of a conditional use permit to allow a backlot/outdoor facility for film production purposes in the IMU-R (Industrial/Commercial – Residential Mixed Use) zone. Backlot/outdoor production facilities are outdoor sets, backlots and other outdoor facilities, which include supporting indoor workshops and craft shops, associated with facilities for motion picture, television, sound, computer and other communications medial production. This use will be consistent with the various elements and objectives of the General Plan for the area. The Land Use Element of the General Plan designates the subject site as Mixed Use. Mixed Use development areas are generally located along the City's major arterials and allow for a compatible mix of commercial, industrial and residential land uses. Broadcasting studios and indoor support facilities for production purposes is a permitted use in the "IMU – R" zone and the proposed use will be complimentary and synergistic to this use. The subject site is located in an industrial and commercial area along San Fernando Road and Central Avenue, which are both identified as Major Arterial streets in the Circulation Element. The proposed use is suitable along a major arterial street. The subject use will be required to comply with the City's Noise Ordinance (Chapter 8.36 Noise Control) and, as such, will be consistent with the Noise Element. Other elements of the General Plan, including the Open Space and Recreation and Housing Elements will not be impacted as a result of the proposed backlot/outdoor facility for film production. Therefore, the proposed use is in keeping with the various elements and objectives of the General Plan.

B. 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 applicant's request to operate a backlot/outdoor facility for film production purposes in the "IMU-R" - Industrial/Commercial-Residential Mixed Use zone is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. The subject site is located on the northwest corner of San Fernando Road and Central Avenue. Along San Fernando Road, a variety of commercial (retail, restaurant and personal service) and industrial (body shop, vehicle repair and warehousing) uses are operating. The property to the east, across San Fernando Road, is developed with a five story mixed use residential and commercial building. The site on which the project is proposed will also be a mixed use building, with residential uses above

the first floor. Indoor filming or production operates similar to other commercial/industrial uses and should not be intrusive in terms of light or sound to the existing and future residents of the surrounding neighborhood. Conditions imposed on approval of the conditional use permit will ensure outdoor operation of the filming/production facility will not adversely impact nearby residences. These conditions include compliance with the City's Noise Ordinance and limiting outdoor use of the facility between the hours of 7:00 am and 10:00 pm. Additionally, all lighting as part of the use of the exterior arcade shall be directed down and away from nearby residential uses. Finally, the applicant (Solar Studios) operating the filming/production facility on the subject site (prior to the present construction) for approximately 20 years without any incident.

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

The building in which Solar Studios will locate is on the northwest corner of San Fernando Road and Central Avenue. Its tenant space will be located in the southwest corner of the building, facing Central Avenue and the alley. The project will not impede the development of surrounding properties since properties in the neighborhood are already developed. Further, redevelopment of nearby properties should not be hindered by the project as the proposed backlot/outdoor facility for film production is similar to other uses allowed in the surrounding neighborhood and will be conditioned to ensure that noise and lighting from any outdoor filming will not adversely impact current or future uses on the subject site or the surrounding neighborhood.

D. Adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.

Adequate public and private facilities such as utilities, landscaping and traffic circulation are provided for the site and the use. The subject site is located on the northwest corner of San Fernando Road and Central Avenue and the building in which the backlot/outdoor facility for film production will be located is currently under construction. This facility had been in operation at this location for approximately 20 years, prior to construction of the new mixed use building. The neighborhood surrounding the subject site has been heavily developed for many years and has adequate public and private facility (water, sewer, storm drainage, cable etc.) Neither the Public Works Department nor Glendale Water and Power cited concerns related to this proposal. The site will contain 220 on-site parking spaces on the ground floor and in the two level subterranean parking garage as part of the mixed-use building being constructed, which is compliant with the parking standards contained in the City's Zoning Ordinance. The parking should accommodate the proposed uses for the building, including the proposed backlot/outdoor facility for film production. Vehicle access to the site is taken from both San Fernando Road and the adjacent alley. Additionally, the subject property is within a half mile of the Larry Zarian Train Station and is a feasible alternative transportation method.

CONDITIONS OF APPROVAL

APPROVAL of the Conditional Use Permit shall be subject to the following:

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 full access to the premises shall be made available to all City of Glendale representatives, including, but not limited to, personnel from Community Development Department, Neighborhood Services Division, Police Department, and Fire Department, and Los Angeles County Department of Health Services representatives, upon request, for the purpose of verifying compliance with all laws, or verifying the conditions of this approval, or both.
3. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
4. That all necessary licenses as required from Federal, State, County or City authorities shall be obtained and kept current at all times.
5. That a Business Registration Certificate shall be obtained to reference this conditional use permit.
6. That the facility shall adhere to the City's Fresh Air (smoking) Ordinance.
7. That the facility shall comply with the City's Noise Ordinance.
8. That the backlot use's (use of the exterior arcade) hours of operation shall be from 7:00 a.m. to 10:00 p.m., Monday through Sunday.
9. That a Filming Permit shall be applied and approved for any use of the public right-of-way. This permit shall be applied at least three days prior to each requested event and shall be obtained from the Management Services Department.
10. That all neighbors of the subject building, both residential and commercial, and all neighbors within 300 feet of the property shall be notified at least three days prior to any event occurring within the public right-of-ways.
11. That all lighting to be used as part of the backlot use of the exterior arcade area shall be directed down and away from the residential uses.

12. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
13. That all signs displayed shall conform to the requirement of the Glendale Municipal Code.
14. That any special events that take place within or for the subject tenant space (including the use of the exterior arcades), that a Special Event permit be applied for and subject to the approval from the Licensing Division of the Community Development Department, the Police Department, Fire Department and Public Works Traffic and Transportation Department.
15. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS, UNTIL OCTOBER 3, 2029,** at which time, a reapplication must be made.

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 **OCTOBER 18, 2019**, at the PSC, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the 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 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 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer). To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Conditional Use Permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by a Conditional 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 Conditional 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 conditional use permit.

CESSATION

A Conditional Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Conditional Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

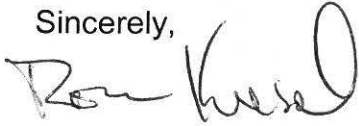
NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner who acted on this case. 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, Brad Collin at (818) 548-3210 or bcollin@glendaleca.gov.

Sincerely,



Roger Kiesel
Planning Hearing Officer

RK:BC:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Brad Collin.