



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

January 8, 2020

Rodney Khan
Khan Consulting Inc.
1111 North Brand Boulevard, #403
Glendale, Ca. 91202

**RE: 1479 EAST BROADWAY
CONDITIONAL USE PERMIT NO. PCUP 1916057**

Dear Mr. Khan:

On January 8, 2020 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 the continued operation of a place of worship (church) in the "R-2250" - (Medium Density Residential) Zone in conjunction with a 684 square foot addition to an existing building, located at **1479 East Broadway**, described as a Lot 7 through Lot 9 of Tract 4491 and Lot 16 of Tract 4866, in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL
Conditional Use Permit

(1) Approval of a Conditional Use Permit to permit a place of worship at the subject site.

CODE REQUIRES
Conditional Use Permit

(1) A Conditional Use Permit to permit a place of worship in the R-2250 (Medium Density Residential) Zone (G.M.C. 30.11.020)

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines, because the project is a negligible expansion to an existing use; specifically, it is an addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less, and it is a continuation of the same land use type (place of worship).

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 **APPROVED 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 proposed use will be consistent with the various elements and objectives of the General Plan. The General Plan Land Use Element designation for the subject site is Medium Density Residential. The zone is intended for medium density residential development with an overall average density of 15 - 19 units per acre. The church use is compatible with the surrounding residential uses and the adjacent Glendale High School campus in that it provides a service to those residential uses and is a low-intensity institutional/public assembly use.

Operation of the church shall be required to comply with the City's Noise Ordinance (Chapter 8.36 Noise Control), and, as such, will be consistent with the General Plan Noise Element. No other elements of the General Plan, including the Circulation, Historic Preservation, Housing, Open Space and Conservation, Recreation, and Safety Elements, will be negatively impacted as a result of the proposed land use. Therefore, the proposed use is consistent 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 proposed continuation of the use of the property as a church, and its associated structures and facilities, are not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. The church will operate as a congregation facility for worship, education and fellowship and as a meeting place for community members and non-profit groups. Church events and activities will take place generally between the hours of 9 a.m. to 9 p.m., seven days per week, with other gatherings as needed. Conditions of Approval included in this staff report include several measures to prevent any noise or disturbances from affecting surrounding properties. The 684 square-foot additions are at the rear of the property, not visible from the street, and will comply with zoning standards including setbacks, landscaping, and parking. The additional floor area is ancillary to the primary use and does not expand the church seating or viewing area; thus, no intensification of the use or associated parking demand is anticipated. Further, the Neighborhood Services Division

and Police Departments had no comments about the proposed use, and the associated structures and facilities have been operating for over 50 years as a church use with no evidence of being detrimental to the community. The use and associated facilities, therefore, are not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned.

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

Approval of the conditional use permit will not adversely impact nearby uses, nor impede the normal development of surrounding properties. The subject site has been used as a church since its construction in 1967 and has not proven to adversely impact nearby uses or impede the normal development of surrounding properties. The project consists of a rear 354 square-foot addition to the Sanctuary Building for use as a media control room and infant care room, and a rear 330 square-foot addition to the Activities Building ("Fellowship Hall") for use as a kitchen. The proposed additions maintain required setbacks from the property line, are not visible from the street, and otherwise comply with Zoning Code standards. They are not anticipated to cause adverse impacts to surrounding uses or development. Standard conditions of approval have been recommended to help prevent any potential negative impacts to nearby uses from the operations of the church.

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, parking spaces and traffic circulation measures are provided for the proposed use. The site has appropriate utilities and infrastructure necessary for the church to continue operating at the site. No changes are proposed that would render existing utilities and infrastructure inadequate or require them to be upgraded. The site has 44 parking spaces which are legal non-conforming. The parking requirement for a church use is based on number of fixed seats or floor area of seating or viewing area. The proposed 684 square-foot addition does not include any fixed seats and does not increase the seating or viewing area; therefore, it does not trigger an increase in the required number of parking spaces. The current parking space striping paint is faded, however, so a condition of approval has been added to correct this condition. The landscaping on site is also legal nonconforming, and the proposed project maintains the existing landscaping.

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 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.

2. That any expansion or modification of the facility or use which intensifies the existing use shall require a new Conditional Use Permit application. Expansion shall constitute adding floor area, changes to the use or operation, increased hours of operation, or any physical change as determined by the Director of Community Development, including converting any of the 684 SF addition to viewing or seating area or installing any fixed seats in said area.
3. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
4. That a Business Registration Certificate be applied and issued for the church, subject to the Conditions of Approval of this Conditional Use Permit (CUP).
5. That if a daycare center will be operated at the church, it must comply with all Conditions of Approval as stipulated in the September 14, 2016 Conditional Use Permit (Case Number 1612244) Decision Letter.
6. That sufficient measures shall be enforced to effectively eliminate parking congestion, disturbing noise, disturbing light, disturbing smells, loud conversation, or any other activity that may adversely impact nearby uses.
7. Music or noise shall be contained within the edifice of the establishment. The church shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
8. That all exterior doors shall be kept closed whenever amplified sound is used inside the building, except in case of emergency.
9. That any lights used to illuminate the exterior area be adequately shielded so as not to shine on adjacent properties.
10. That the existing parking striping shall be repainted and shall comply with the parking layout as indicated on the plans included with this application. 44 standard parking spaces shall be provided, and the existing landscaping as shown on prior entitlement applications shall be maintained.
11. That the proprietor and his/her employees shall make an active and conscientious effort to keep church patrons and visitors from trespassing on other nearby properties or otherwise making disturbances in the area.
12. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.

13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
14. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
15. That the storage containers currently located in the parking shall be removed prior to the final building inspection of the building permit for the additions to the rear of the building and the parking spaces shall be restriped per condition number 10 above.
16. That as part of the construction of the church, the property (including parking lot lighting) shall be painted and maintained subject to the approval of the Community Development Director.
17. That all activities conducted by or at the subject church shall conclude by 10 p.m., seven days a week.
18. That the addition to the church shall either obtain Design Review Board approval or Design Review Board exemption prior to submittal into building plan check.

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 **January 23, 2020** 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.

REVOCATION, 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.

Sincerely,
Philip Lanzafame
Director of Community Development



Bradley M. Collin
Planning Hearing Officer

BC:CP: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 – Cassandra Pruett