



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

August 12, 2021

Arman Karapetyan
1330 South Glendale Avenue
Glendale, CA 91205

**RE: 501 SOUTH CENTRAL AVENUE
ADMINISTRATIVE EXCEPTION NO. PAE 2106114**

Mr. Karapetyan:

The Community Development Department has processed your application for an Administrative Exception pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.44.020(E), to allow up to a 20% deviation from various code standards relating to parking and parking landscaping, including: 1) GMC 30.32.160(A) which requires a five-foot planting strip, exclusive of curb, between the parking area and the street, whereas the project provides a four-foot planting strip, exclusive of curb (20% deviation); 2) GMC 30.32.090(B) and 30.32.180 Chart III which requires 18-foot long parking stalls, whereas the project provides seven 15-foot and six inches (15'-6") long parking stalls (14% deviation) with an additional two-foot and six inches (2'-6") of length that overhangs into the aforementioned planting strip (two feet of planting area and five inches of planter curb), for a total 18-foot non-standard parking stall length; 3) GMC 30.32.160(B)(2) which requires a five-foot planter for Little Gem Magnolia trees, whereas a four-foot planter has been provided (20% deviation); and 4) GMC 30.32.160(B)(3) which requires two canopy trees with a 25-foot spread, whereas one of these required trees has been provided as a Little Gem Magnolia, with a twenty-foot spread (20% deviation).

The subject property is located at **501 South Central Avenue**, in the "C3-I" Zone (Commercial Service Zone, Height District I), described as North 60 feet of West 140 feet of East 150 feet of Lot 14 of Palmetto Tract, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structure" project per Section 15303 of the State CEQA Guidelines, since the project is than 10,000 SF in an urbanized area, on a site zoned for such use and not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **GRANTED WITH CONDITIONS**, your application based on the following findings:

A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.

There are space restrictions on the subject site that preclude full compliance with the parking dimension and parking landscaping standards without hardship. The subject site is an 8,400 square-foot (SF) lot at the southwest corner of Central Avenue and Lomita Avenue, with an existing building that will be demolished and replaced with a 3,000 SF two-story medical office building. The medical office building requires 15 parking spaces. The lot measures 60 feet wide by 140 feet long, resulting in an elongated, rectangular lot that constricts the placement and layout of the building and parking area. The building has been placed at the eastern side of the lot, facing Central Avenue, with little to no setback. The remaining western portion of the lot is utilized for the required parking area. Due to the driveway, parking stall dimensions, backup area and configuration standards, the parking aisles are oriented parallel to Lomita Avenue, which results in exactly 60 feet of space in which to fit the 5-foot planter exclusive of curb (5 feet and ten inches with curb), two rows of 18-foot long parking stalls, a 21foot, 4-inchlong backup area for the 9-foot, 7-inch wide spaces, and a 4-inch boundary wall. The total width of those features equals 63 feet and six inches, which is three feet and six inches more than the total available width of the lot. Because of the orientation of the parking lot and existing lot width, there is no way to reconfigure or relocate parking stalls in order to gain additional width to provide code-compliant parking and parking lot landscaping. Reorienting the parking aisles perpendicular to Lomita Avenue and in compliance with the parking lot layout standards appears to result in decrease in the overall number of parking spaces for the project, less than the Code-required parking number. In addition, a power pole is located at the western property line which requires certain clearances per Glendale Water & Power standards. These clearances result in a large part of the western planter bed not being able to be planted with trees.

To achieve full compliance with the parking stall size requirements would result in removal of nearly half of the parking stalls (of which only a few of them could be oriented the other way), which would cause a deficiency in the number of parking stalls and thus render the project infeasible. Alternatively, the size of the building would need to be reduced by nearly half in order to reduce the parking requirement and free up additional space to plant trees, which would result in a building size too small to function effectively for the intended use (medical office). Either case would result in hardship for the applicant.

B. The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Granting of the exception to allow: 1) a four-foot planter instead of a five-foot planter located between the street and parking lot; 2) the parking stall length for seven parking spaces to overlap two feet and six inches into the planter bed (two feet of planter area and five inches of planter curb), 3) Little Gem Magnolia trees to be planted in a four-foot planter instead of a five-foot planter; and 4) one canopy tree to be provided with a 20' spread instead of a 25' spread, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located, because these changes will not result in either visual or traffic impacts off-site of the subject property. The four-foot planter will still feature landscaping and trees to screen the parking lot, automobiles will still be able to park in the stalls, and the configuration (number, type and location) of trees has been reviewed and approved by the City's Urban Forestry Section as being an acceptable alternative to the code-required configuration. To reduce the risk of trees being damaged in the sub-standard planters, the trees have been strategically placed to minimize contact with automobiles while maximizing the quantity of trees in the planter. The planter curb will also act as a wheel stop and is sized to provide the required 30-inch clearance between wheels and any object a vehicle could hit, such as a tree.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

Approval of the Administrative Exception to allow minor deviations from the required parking stall length for seven parking stalls, the required width of the planter bed along Lomita Avenue, the size of the planter bed for the Little Gem Magnolia trees, and the spread size of the second required canopy tree, will not be contrary to the objectives of the applicable regulations. The objective of the regulation governing planter size is to achieve landscape screening between the parking area and the street, which has been achieved by the planting of four canopy trees along Lomita Avenue and additional landscaping within the planter beds. Further, the intent of the planter size regulation is to ensure the planter is sufficiently sized for the survival of trees planted within it, and the intent of the regulation regarding canopy tree size is to ensure adequate shade and landscaping. The planter sizes, tree types and tree locations have been approved by the Urban Forestry section as an acceptable alternative to the code-required tree configuration. The objective of the regulation governing parking stall dimensions is to allow sufficient space for a typical automobile to park, which has been provided. The 30" overhang of seven parking stalls into the planter bed, to achieve the code-required 18-foot long parking stall length, is the same distance as the overhang between a standard wheel stop and an obstruction, per GMC 30.32.180 Chart V "Wheel Stops;" therefore, it is consistent with the objective of the applicable regulation.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Exception shall be subject to the following conditions:

- 1) Trees in the planter bed along Lomita Avenue shall be planted so that at full maturity their trunks will not be located within 30 inches of the outer edge of the planter curb adjacent to the parking area (parking spaces #9-15).
- 2) That the development shall be in substantial accord with the plans presented in conjunction with the application for the Administrative Exception, except any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Community Development Department
- 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) That design review approval or exemption shall be obtained prior to the 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 **AUGUST 27, 2021** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, the appeal must be postmarked by the **AUGUST 27, 2021** deadline (mailed to Community Development Department – Planning Division, 633 East Broadway, Room 103,

Glendale, CA 91206) OR emailed to zoning@glendaleca.gov prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Cassandra Pruet at 818-937-8186 to make arrangements with the cashier. Note: the standard 2.5% fee for credit card payment applies.

APPEAL FORMS available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

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 sold, 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.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Exception 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.

CESSATION

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

EXTENSION

Permits granted by such right or privilege 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 exception.

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

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days' notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, 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, Cassandra Pruet, during normal business hours at (818) 937-8186 or via e-mail at cpruett@glendaleca.gov.

Sincerely,
Phillip Lanzafame
Director of Community Development



Chris Baghdikian
Planning Hearing Officer

CB: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/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (Mark Young); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); 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 Pruet).