



CITY OF GLENDALE, CALIFORNIA
Community Development

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glendaleca.gov

August 5, 2024

Rodney Khan
2033 Oak Valley Road
Glendale, CA 91208

**RE: 208 S LOUISE STREET
AB 2097 PARKING EXCEPTION CASE NO. PAB2097-003349-2024**

Dear Rodney Khan:

City staff reviewed your application for the elimination of minimum parking standards near high-quality public transit for the project site located at 208 South Louise Street according to California Assembly Bill 2097 (AB 2097) and Government Code Section 65863.2.

The submitted AB 2097 application is pursuant to a 1,215 square foot, second-story addition to an existing office building located in the Downtown Specific Plan, East Broadway district, described as a portion of Lot 6 of Block 60, South Glendale Tract in the City of Glendale, County of Los Angeles.

REQUIRED PARKING

Glendale Municipal Code (GMC), Chapter 30.32, Parking and Loading, regulates the minimum number of parking spaces required within the City. GMC Section 30.32.030(D) provides for maintenance of required parking. All off-street parking spaces existing as of October 22, 1952, and those required by zoning ordinances, must be maintained unless replaced with equivalent spaces. According to permit records, the existing use provides no off-street parking and is therefore considered legal non-conforming in terms of parking.

The proposed project will add 1,215 square-feet to the existing building to create a new two-story office building. The existing single-family house has been operating as a commercial use since 2014 and has not expanded. The proposed expansion would require the project to comply with current parking standards and provide 3 parking spaces for the addition.

AB 2097 REQUEST

The application seeks to waive the provision of the additional parking spaces associated with the proposed addition without providing the 3 additional spaces as otherwise required.

PROXIMITY TO PUBLIC TRANSIT

The project site is located within one-half mile radius of a major transit stop or a high-quality transit corridor.

Per AB 2097 and California Public Resource Code (CA PRC) §21064.3, a “major transit stop” is defined as an existing rail or bus rapid transit station, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods. CA PRC §21155 defines a “high-quality transit corridor” as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

After reviewing the provided documentation, the project's location is within a half-mile radius of a major transit stop as provided by AB 2097. Specifically, the documentation identifies a major transit stop located at West Broadway and South Brand Boulevard, which will accommodate an approved Metro project for Bus Rapid Transit (BRT), the North Hollywood to Pasadena Transit Corridor.

AB 2097 FINDINGS

The findings required to impose minimum parking requirements cannot be met. Based on the preponderance of the evidence in the record, the City does not find that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:

- The City's ability to meet its share of the regional housing need for low-income and very low-income households.
- The City's ability to meet any identified special housing needs for seniors or people with disabilities.
- Existing residential or commercial parking within one-half mile of a residential project.

DETERMINATION

The above findings cannot be made; therefore, the AB 2097 request is approved.

REQUIREMENTS ON VOLUNTARILY PROVIDED PARKING

Development projects subject to AB 2097 may voluntarily provide parking. In such cases, the City may require a portion of the spaces to be available for car-share vehicles, require parking to be shared with the public, and/or require parking operators to charge for parking.

The City cannot require the property owner to provide parking free of charge, but the property owner may choose to do so. In addition, any voluntarily provided parking is subject to standards in GMC Section 30.32 (Parking and Loading) and all State and City

requirements to provide parking spaces for electric vehicles and parking spaces that are accessible to persons with disabilities.

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner. This would include clarification, verification 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, Chloe Cuffel, via e-mail at CCuffel@glendaleca.gov or calling at (818) 937-8162.

Sincerely,
BRADLEY CALVERT, AICP
Director of Community Development



Erik Krause
Deputy Director of Community Development

cc: Case file; Case Planner Chloe Cuffel