

SETBACK & STANDARDS VARIANCE CASE NO. PVAR 2108841
DRAFT FINDINGS**A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The strict application of the setback, landscaping, masonry wall, trash collection area, and height provisions for this project site and the proposed new soundstage (production) facility would result in practical difficulties and unnecessary hardship inconsistent with the general purposes and intent of the applicable codes. The project consists of redeveloping the subject property, a dual-zoned site with two street frontages, to suit the needs of the existing use, a soundstage (production) with ancillary office uses. Currently, the 2.2-acre project site features seven buildings for the current business's operation that are dispersed throughout the easterly lots with frontage along South Glendale Avenue, zoned C3 (Commercial Services). The property owner's intent is to redevelop the lots and unify their current operations into one building. The parking would remain on the westerly lots with frontage along Maryland Avenue, zoned R-2250 (Moderate Density Residential) with a Parking Overlay. The setback and standards variance requests are in conjunction with the proposed development of the project site and include: elimination of the required interior setback, landscaping and masonry wall buffers between the C3 zone and R-2250 zones; construction of a wall and gate in the street-front setback area of the R-2250-zoned portion of the site; reduction in the required landscaping for the R-2250-zoned portion, including tree planting dispersal requirements for parking lots; construction of a trash collection area within the P overlay zone; and an increase in the maximum height to 57'-6", where the maximum height permitted is 50' on the C3-zoned portion (to allow for shade canopies for a rooftop deck). The applicant's variance requests are relatively minor deviations from various zoning code requirements to accommodate the needs of the soundstage use's operations that are not typical of commercial uses, as well as redevelopment of the project site.

First, the applicant is requesting a setback variance to eliminate the required interior setback for the C3 portion of the project site that is adjacent to the residential zone where the surface parking lot is proposed, and a reduced interior setback of 14'-0" for the southwesterly, C3-zoned portion of the project site adjacent to a residential building on the neighboring lot to the west. In accordance with GMC Section 30.12.030, Table 30.11-B, the minimum required interior setback for a building over 35 feet on a commercially zoned property that is adjacent to a residential zone is a minimum of one foot for every two feet of height for the entire building. The proposed building has an overall height of 57'-6", so the code required minimum interior setback for this project would be 28'-9". The intent of the minimum interior setback requirements in the Zoning Code is to establish an effective separation between commercial and residential uses to foster compatibility, identity, privacy, light, air and ventilation. In the C3 zone, for taller buildings (over 35 feet), the established setback increases based on the overall height. The applicant is requesting elimination of the 28'-9" interior setback requirement between the commercially zoned lots along South Glendale Avenue and the residentially zoned lots along South Maryland Avenue. The property line between the easterly, C3-zoned portion of the lot and the westerly, R-2250 P-zoned portion is 285 feet in length, with the majority (250 linear feet) adjacent to the parking lot on the subject site for the new building. The new building is proposed to be setback five feet from the interior property line that is also the zoning boundary line, dividing the split-

zoned property. In this instance, the intent of the ordinance is not relevant, because while the building is adjacent to a residentially zoned property, there are no residential uses on-site that require such a separation, and this multi-family residential-zoned portion will be redone as a parking lot to serve the studio use. Meanwhile, the southerly 35 feet of the interior (westerly) property line of the C3 zoned portion of the project site abuts an existing two-story, five-unit multi-family residential building located at 1238 South Maryland Avenue in the R-2250 zone. Currently, a portion of the existing studio building on the C3-zoned portion of the site has an approximate overall height of 18 feet where it directly abuts the adjacent residence, and is setback from this neighboring residential property at 1238 South Maryland Avenue approximately five feet. Additionally, building permit records and the survey submitted by the applicant indicate that this neighboring residential building is setback approximately ten feet from this interior (rear) property line. The project will improve this existing condition by providing a minimum interior (rear) setback of 14 feet from the abutting property line, where the code- required minimum based on the overall height is 28'-9". The proposed 14 feet interior (rear) setback in this area will be in addition to the approximately ten-foot interior (rear) setback of the adjacent residential building at 1238 South Maryland Avenue. Combined, this would bring the overall separation between the existing residential building and the proposed soundstage (production) building in this area to approximately 24 feet, measured between the two building walls. Additionally, while the overall height is 57'-6" for the front of the building facing South Glendale Avenue, the portion of the building adjacent to the residential development will have an overall height of 51 feet (measured to the top of the required building and safety railing for the roof); if the setback was based only on the height adjacent to the residential building, a 25.5-foot setback would be required. Furthermore, because this portion of the building is for the soundstages, this elevation wall is solid and no windows are proposed that would impact privacy for the residential use. The rest of the project will comply with the code-required interior setbacks established in GMC Chapters 30.11 and 30.12.

Second, the applicant is requesting a standards variance to eliminate the landscape and masonry wall buffer requirement between the C3 zone and R-2250 zone boundary that bisects the project site. In accordance with GMC Section 30.31.030.B, for interior property lines of commercially zoned lots abutting a residential zone, boundary trees are required to be planted (one tree for every 20 lineal feet), and a minimum 5'-6" high decorative masonry wall must be constructed. As noted above, the property line between the C3 portion of the lot and the R-2250 P portion is 285 feet in length, with the majority (250 linear feet) adjacent to the parking lot for the new building. Since this is all one project site, there is no need to provide the tree and masonry wall separation for the portion of the property abutting the residentially zoned portion. The strict application of this code section requiring a boundary wall and tree buffer between the commercial and residential zones would result in a practical difficulty and hardship by creating a physical separation between the proposed building and the associated parking lot where internal circulation is necessary. At the southerly 35 feet of the interior (rear) property line of the C3 zoned portion of the project site that is adjacent to the neighboring residential building in the R-2250 zone, there is an existing, 5'-4" high masonry wall that is approximately ten feet in length. The drawings indicate the height of this wall will be increased to six feet in height to match the new walls along the Maryland Avenue façade. The landscape plan also identifies that two trees will be planted along this boundary wall. There is also an existing power pole located at the southerly, interior corner of the project site that will remain, and the existing wall could not be extended to fully comply with this code section, as it would conflict with requirements from Glendale Water and Power (GWP) which requires a five-foot clearance around the power pole. Staff is recommending a

condition of approval that this wall be extended to the maximum length possible, subject to approval by Glendale Water and Power.

Third, the applicant is requesting a setback variance to permit the construction of a new wall and gate with an overall height of six feet in the street-front setback, where walls and gates are not a permitted exception. In accordance with GMC Section 30.11.030, Table 30.11-B, the minimum required street-front setback for a new wall and gate along the street-front property line along South Maryland Avenue is 20 feet in the R-2250 zone. The applicant is requesting to construct a wall and gate with an overall height of six feet, and provide a minimum 10'-0" setback along the street-front setback area along South Maryland Avenue. Currently, there is an existing 3'-4" masonry wall along South Maryland Avenue with an unpermitted 2'-8" wrought iron fence attached to the top (overall height of six feet) in the same location as the proposed wall and gate. The location of a wall within the street-front setback area has already been established by the current wall that was constructed in 1986 when a soundstage use was first established. The applicant intends to remove the unpermitted wrought iron railing, and repair and rebuild as needed portions of the existing 3'-4" masonry wall, and extend the height to a maximum of six feet. The new wall will be finished with a concrete skim coat to match the proposed building. The wall will be softened with landscaping including trees, and shrubs of different sizes that would screen the wall. The applicant is also proposing a new thirty-foot-wide driveway along South Maryland Avenue, and a new sliding iron gate for vehicular access. This new gate will be attached to the wall, and located within the street-front setback area. Given that the proposed use, a soundstage (production) with ancillary office uses, is non-residential, and the development in the surrounding area, the proposed wall and gate is appropriate as sited. The proposed soundstage (production) use is not a typical commercial use, with operational and security needs that differ from the typical commercial use in the C3 Zone, and this wall in the R-2250 P zone is in keeping with these needs. There is already precedence of a wall within the street front setback along Maryland Avenue for the subject property. Furthermore, strict application of the 20-foot street-front setback requirement would also negatively impact the proposed parking lot layout because providing the additional setback would significantly decrease the area for the parking lot, and subsequently affect the number of spaces and other parking development standards such as required back-ups and the turning radius.

Fourth, the applicant is requesting a standards variance to deviate from the 25 percent permanent landscaping requirement for the residentially zoned portion of the site, and to instead disperse the required landscaping throughout the entire project site. In accordance with GMC Section 30.11.030, Table 30.11-B, the minimum required permanently landscaped open space required for properties located in the R-2250 Zone is 25 percent of the lot. The residentially zoned portion of the project site is 37,013 square feet in area, and the minimum required landscaping for this portion is 9,253 square feet. There are no zoning code requirements for minimum permanently landscaped open space for the portion of the project site located in the C3 Zone. The applicant is requesting to disperse the required landscaping throughout the project site, including the commercially zoned portion and the rooftop deck. The total amount of landscaping proposed for the entire project site is 9,368 square feet, which exceeds the 25 percent maximum for the residentially zoned portion of the site. Currently, there is 2,931 square feet of landscaping that is dispersed throughout the entire project site. The majority of the required landscaping (5,745 square feet or 15.5%) will be provided on the residentially zoned portion of the lot, and the remainder (3,623 square feet or 9.8%) will be provided on the commercially zoned portion of the lot, including the ground floor planters and the rooftop deck. Providing the code required landscaping for

the residentially zoned portion of the lot, the applicant would have to provide the remainder of the required landscaping in the parking lot, which would require a significant reduction in parking spaces for the soundstage (production) use and would also impact other parking development standards, including required back-ups and turning radius. As such, the applicant's request to provide the required 25 percent of the landscaping throughout the project site as opposed to just the residentially zoned portion is appropriate and takes into account the use of the site as a soundstage (production) use with ancillary offices with development and operational needs that differ from the typical residential use.

Fifth, the applicant is requesting relief from the tree planting dispersal requirements for surface parking lots, and to instead disperse the trees throughout the project site. In accordance with GMC Section 30.32.160.B.2, all parking and loading areas are required to provide the minimum tree planting and dispersal requirements for interior parking lots, which is one tree for every 6 parking spaces, or in this case 19 trees, and that all trees shall be dispersed throughout the parking lot. The applicant will comply with the minimum landscaping requirements for interior parking lots (1,850 square-feet required, 3,562 square feet proposed), as well as the required number of trees (19 trees required, 35 trees proposed), and is requesting relief from the tree dispersal requirement. The proposal includes maintaining 16 of the existing trees currently on-site (primarily along South Maryland Avenue), as well as 19 new trees which will be dispersed along the perimeter of the parking lot. The new trees will be located behind the proposed wall along South Maryland Avenue, and along the rear façade of the new building. The northerly portion of the parking lot will include new solar panel structures, which precludes installation of any trees in this area. Given the street-front setback requirement of twenty feet, as well as code-required parking dimensions (stall dimensions, back-ups, turning radius) complying with the tree dispersal requirements would either require the parking stalls to encroach into the required street-front setback area, or preclude compliance with the required parking dimensions.

Sixth, the applicant is requesting a standards variance to locate the trash collection area/trash enclosure in the parking lot on the portion of the project site located in the R-2250 P Zone. In accordance with GMC Section 30.22.080, trash collection areas are not permitted in parking lots in the P (Parking) Overlay zone. The project is proposing a new trash enclosure in the parking lot, adjacent to the driveway entrance along the Maryland Avenue frontage, and outside of the required 20'-0" street front setback for the R-2250 Zone. The new trash enclosure will be screened by the proposed six-foot wall, with a portion located underneath the new solar shade canopy structures, and will be designed to be compatible with the new building. Directly across the street from the project site is a parking lot for a vehicle dealership, so there will be no visual impact. The P Overlay was intended to allow for surface parking lots next to commercial properties that could serve multiple properties/tenants, and to not permit trash enclosures so that they be sited on the commercial properties and not in the parking lots. For the P overlay zone, the Zoning Code does not take into account this type of project where the entire site is owned and operated by one entity with only one use, such as the case for East End Studios that utilizes the entire, dual-zoned project site for both buildings and parking. Furthermore, the new building will span the entire frontage along South Glendale Avenue, so there is no location to appropriately site the trash enclosure fronting South Glendale, since there is no access to the street, and all existing driveway aprons along this street shall be closed and the parkway improved during construction, removing any curb cuts. With the only driveway entrance along South Maryland Avenue, the siting of the trash enclosure on the portion of the project

site located in the P Overlay zone is appropriate and will accommodate the operational needs of the proposed soundstage (production) use, and will also allow for accessibility for the user as well as the City's sanitation services.

Finally, the applicant is requesting a standards variance to allow a maximum overall height of 57'-6" for the new building. In accordance with GMC Section 30.12.030, Table 30.12 B, the maximum height permitted for a property located in the C3 Zone, Height District I, is 50 feet and three stories. Additionally, enclosed or screened rooftop equipment not exceeding five feet in height and elevator shafts and rooftop stairwells not exceeding 15 feet in height from the roof of a building are excluded from the overall height. This rooftop area is shallow, with a depth of approximately 40 feet along the westerly portion of the building, and is located directly on top of the portion of the building where the support offices are located. The proposed shade structures located on the rooftop patio have an overall height of ten feet measured from the top of the roof which is at 47'-6", bringing the overall height to the proposed 57'-6". This will not exceed the height of the building when taking into account the required stairwells and elevator shafts. The rooftop patio is oriented towards South Glendale Avenue and spans the entire length of the new building and the intent is to provide a usable outdoor space for employees. Including the required stairwells and elevator shafts, the overall height of the proposed development will be 60'-2". Excluding the stairwells and elevator shafts, the overall height of the project is 57'-6" to allow for required railings for fall protection, as well as three shade structures for the proposed rooftop patio. From the lowest point of the building to the top of the parapet, the proposal complies with the 50'-0" height maximum, but to accommodate the fall protection railing required by the building code, the overall height increases to 51'-0". The 57'-6" height will only be on the front of the building oriented towards South Glendale Avenue, the portions of the building that are the soundstages will not have any shade structures, and the overall height will be 51'-0" to accommodate the required fall protection railing. The operational requirements and industry standards for the proposed soundstage (production) use typically requires that the studio spaces be large in area, and exceedingly tall, with a 50 foot overall height for the studio area typical to accommodate the use. These large building areas with a 50-foot height are necessary for the construction of large indoor sets with elaborate lighting and scenery rigs, and filming. Strict application of the height requirement would result in practical difficulty based on the proposed use and operational needs that are not typical of the standard commercial use in the C3 zone.

B. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The project site is a large property (approximately 2.2 acres) located in the C3 commercial zone and the R-2250 Parking Overlay Zone. A soundstage and production studio with the associated parking lot has been operating from this location since 1986, and the current operator, "East End Studios", has been in operation since 2020; "East End Studios" will be occupying the proposed facilities. The surrounding area features primarily commercial uses along Glendale Boulevard, with some older residential uses to the north, south and west. The Brand Boulevard of Cars is located to the west of the project site across Maryland Avenue, with a surface parking lot directly across the street to the west that is used for a nearby vehicle dealer (New Century VW Dealership).

There are exceptional circumstances and conditions applicable to the subject property that would not apply generally to other property in the same zone or neighborhood. First, the 2.2-acre project site is larger in comparison to the properties located on the block, has frontage on two streets (South Glendale Avenue and South Maryland Avenue), and is located in two zones: C3 and R-2250 P. These existing conditions are unique in comparison to other commercially zoned and split-zoned properties in the City. Based on the City's Zoning Map, there are five areas in all of Glendale where the Parking Overlay Zone exists on a residential property adjacent to commercial uses. Of the five existing areas citywide, there is only one that has similar conditions as it relates to size, dual frontage, and is split-zoned with a P Overlay. The shopping center directly across the street to the east of the project site, located at 1248 South Glendale Avenue, is approximately 4 acres, located in the C1 (Neighborhood Commercial) and R-2250 P Zones, and has frontage on South Glendale Avenue and Mariposa Street. As noted in Finding A, based on the use of the R-2250 P portion of the project site as a parking lot for the soundstage (production) use, the typical residential zone standards are not applicable. These typical residential zone standards that are not relevant include: the elimination of the required interior setback, landscaping and masonry wall buffers between the C3 zone and R-2250 zoned portions, construction of a wall and gate in the street-front setback area in the R-2250 P zone, and reduction of the required landscaping for the R-2250 P zoned portion of the site. Second, the project site has been in operation as a soundstage and production studio for approximately 35 years, with development and operational needs that differ from a typical commercial use. The owner's intent is to unify the operations into one building that will also address the size and height requirements of a typical soundstage studio today. The proposal includes two soundstage studios: Studio 1 is 21,596 square feet, and Studio 2 is 16,187 square feet; both studios have a floor to ceiling height of 49'-8". Because of operational requirements, such studio spaces are characteristically large in area and exceedingly tall, and 50 feet is typical to accommodate the use. As such, the overall height of the building at 57'-6" is appropriate, and will not exceed the height of the building when taking into account the required stairwells and elevator shafts (60'-2"). Third, the applicant's request involves repairing and rebuilding portions an existing 3'-4" masonry wall along the South Maryland Avenue façade, and extending the height to a maximum six feet. The location of a wall in the street-front setback area has already been established by the current wall that was constructed in 1986 when a soundstage use was first established. Furthermore, the requested variances are minor deviations from various code requirements to accommodate the needs of the soundstage use that has development and operational needs that are not typical of other commercial uses located in the City.

C. That the granting of the variance 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 variance requests for the elimination of the required interior setback, landscaping and masonry wall buffers between the C3 and R-2250 P zones, construction of a wall and gate in the street-front setback area in the R-2250 P zoned portion, reduction in the landscaping requirement for the R-2250 P-zoned portion of the lot including tree planting dispersal, and an increase in the maximum height to 57'-6" in the C3 (Height District I) portion 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. Overall, the applicant's variance requests based on their unique operational needs are relatively minor deviations from various zoning code requirements and will not have a negative impact to the

surrounding area. The properties along South Glendale Avenue are commercial, and the proposed overall height of 57'-6" will not be an issue as it is to provide rooftop shade structures, and not additional floor area or massing. The proposed improvements to the parking lot will bring it into compliance with current code requirements for stall dimensions and backup area that will subsequently improve the traffic circulation and safety of the project site. The project is requesting deviations from residential landscaping requirements, however, to satisfy the numerical requirements of this requirement, the proposal will be dispersing the required landscaping throughout the project site, and will improve the existing conditions. The project also includes alterations to an existing wall along Maryland Avenue and landscaping improvements in the street front setback area that have not been maintained properly over the years, thereby helping to beautify the neighborhood. The properties along this short block of South Maryland Avenue are not a typical multi-family residential neighborhood with open, uniform landscaped street front setback areas; rather, it includes a surface parking lot directly across the street that is used for a nearby vehicle dealer (New Century VW Dealership). The wall to be rebuilt in its exact location in the street front setback along Maryland will not be detrimental to the surrounding properties. Meanwhile, the elimination of the landscape and masonry wall buffer requirements will not have a negative impact since the residential and commercial zones are on the same project site. As such, the requests for reduced interior setbacks, height, landscaping deviations, and the trash enclosure are not anticipated to have a negative impact on these properties. Lastly, the entire project will be required to obtain Design Review Board approval prior to the issuance of building permits to ensure that the improvements are in keeping with the City's Comprehensive Design guidelines, and compatible with the neighborhood.

D. That the granting of the variance will not be contrary to the objectives of the ordinance.

Granting of the variances will be in keeping with the operational and development needs of a soundstage use, and will not be contrary to the objectives of the applicable ordinances. As noted in Finding A, there are unique circumstances for this project site, including frontage on two streets (South Glendale Avenue and South Maryland Avenue), the 2.2. acre size, and the split-zone condition where half the site is zoned C3 and the other half is zoned R-2250 with a P overlay zone, which create unique conditions in regards to applying code standards and implementing the objectives of the Zoning Code. The purpose of height, setback and landscaping requirements is to ensure that there is an effective separation between properties to foster compatibility, identity, privacy, light, air and ventilations, and provide for landscaped areas for visual relief and recreation. Additionally, the objective of prohibiting most development within the street-front and street-side setback areas is to maintain the open streetscape of residential neighborhoods. Certain standards including, landscaping and masonry wall buffers, interior and street-front setback requirements do not apply to this site as they are intended for single-zoned, and residentially developed lots, and to alleviate potential impacts to residential neighborhoods. As it relates to the location of the trash enclosure, the intent of the P overlay zone is to provide compatible development standards for commercial parking on adjacent, residentially zoned properties that serve surrounding adjacent commercial properties. This project site is one commercial property with one user, and permitting the trash enclosure on the surface parking lot meets this intent and will be compatible with the use on-site, while also accommodating their operational needs. As it relates to the request to exceed the maximum height, the intent of height standards in the zoning code is to maintain compatibility with surrounding uses, taking into account shade/shadow effects, light, air and ventilation, scenic vistas, massing, and the intensity of

development. This intent will still be met, as the increase in height is to accommodate rooftop shade structures and required fall protection railings, and does not include an additional story or square footage.

The applicant's variance requests will still comply with the intent of the applicable ordinances as detailed in Finding A, and also takes into account the existing use of the site as a soundstage (production) with development and operational needs that differ from a typical residential use. Suggested conditions of approval have been included to mitigate any potential negative impacts.

DRAFT CONDITIONS OF APPROVAL

APPROVAL of the Setback and Standards Variance 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 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.
4. That Design Review Board approval shall be obtained for the project prior to the issuance of a building permit.
5. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
6. That a Business Registration Certificate shall be obtained to reference this setback and standards variance, and the parking reduction permit.
7. That the length of the masonry wall adjacent to the residential property directly abutting the project site at 1238 South Maryland Avenue be extended to the maximum length possible, subject to approval by Glendale Water and Power.
8. That all new landscaping shall comply with the provisions of GMC 30.31.020.
9. That the project shall comply with the approval for Parking Reduction Permit Case No. PPRP 2108839.
10. That the applicant shall obtain approval of a Parcel Map to combine all of the lots into one.

PARKING REDUCTION PERMIT CASE NO. PPRP 2108839
DRAFT FINDINGS

D. For any other circumstance where the applicant wishes to request a parking reduction, such reduction may be granted where the review authority finds that:

1. The parking need for the land use is not as great as that for similar land uses or the parking requirement for the land use established in the Zoning Code is greater than what will be needed by the land use.

The parking requirement for the new soundstage/production facility is greater than what will be needed by the operation. The Zoning Code defines soundstages (production) as warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops. The parking requirement for all industrial uses, which includes soundstage (production) uses, is two parking spaces for each 1,000 square feet of floor area for the first 25,000 square feet, 1.5 parking spaces for each 1,000 square feet of floor area for a portion of the building having more than 25,000 to 50,000 square feet of floor area; and 1.25 parking spaces for each portion of a building more than 50,000 square-feet of floor area. The applicant is proposing to construct a new 75,217 square-foot commercial building for a soundstage (production) use that will include two one-story soundstages (37,783 square-feet) attached to a three-story (plus mezzanine) ancillary support office building (36,586 square-feet). A parking reduction is being requested to allow a total of 113 stalls and two loading spaces for a soundstage (production) use with ancillary support offices, where 119 stalls and five loading spaces are required. The Zoning Code requires the number of parking stalls to be calculated based on gross floor area, which is defined as the sum of the gross horizontal areas of the several floors of the building measured from the exterior walls. On the other hand, net floor area would include occupiable area that will be used for the operation and excludes unoccupiable spaces such as: exterior walls, stairways, elevator shafts, and interior rooms housing machinery. The gross floor area for the project is 75,217 square-feet and requires 119 spaces. If the net floor area was taken into account, the total floor area would be 70,071 square feet and would require 113 spaces, and the project would comply with the parking requirements for the soundstage (production) use. Additionally, unlike typical industrial operations such as manufacturing, indoor sets generally take up a lot of room for soundstage (production) uses and are not fully occupied. For these reasons, the 113 parking spaces being provided for the project will satisfy the parking need for the land use because it takes into account the occupiable space of the use.

For industrial, warehousing and wholesaling uses over 50,000 square feet of floor area, the minimum number of loading spaces required is five, plus one additional loading space for each additional 50,000 square feet of floor area. The required number of loading spaces for the soundstage (production) use is five spaces, and the project is requesting a reduction to provide two loading spaces. The loading space requirement for the soundstage (production) use is greater than what is required because the use is not a typical industrial use such as manufacturing, wholesaling, or warehousing. Typical deliveries for the soundstage (production) use, East End Studios, consist of production supplies, lighting and electrical equipment, and art department materials. The frequency of the deliveries will be specific to the type of production that is being filmed. The business operation will not require large quantities of trucks that would be frequently entering and exiting the parking lot like typical industrial use. The loading space needs for

the operation are similar to a typical office use as there is not a constant influx of trucks loading and unloading products or goods. For an office, hotel and other non-goods handling use, the loading space requirement under the Zoning Code would be one loading space. For these reasons the two loading spaces being provided for the project will satisfy the need of the land use based on the operational needs of the project.

2. The intent of the parking regulations, in compliance with all other applicable provisions of this Chapter, is met.

The purpose of the parking regulations is to provide for the general welfare and convenience of persons utilizing the various uses located within the city through the provision of suitable off-street parking and loading facilities and to protect the public safety by lessening the traffic congestion on the public streets. The intent of the code is to ensure that adequate off-street parking and loading spaces for land uses be provided on-site so as not to impact the surrounding area. The requested parking reduction meets the intent of this standard because the demand for parking can adequately be met on the project site based on the operational needs of the soundstage (production) use. This type of use as the proposed soundstages that occupy 37,783 square feet of the proposed building area are not used like a typical industrial use. These large building areas are necessary for the construction of large indoor sets with elaborate lighting and scenery rigs, and filming. As detailed above, the project includes a gross floor area of 75,217 square-feet which requires 119 parking spaces under the zoning code. However, the net floor area of the occupiable space, which excludes unoccupiable spaces such as, exterior walls, stairs or elevator shafts, is 70,071 square feet which requires 113 parking spaces, the same as what the project is providing. The intent of the parking regulations is being met because enough parking is being provided to satisfy the occupiable space of the soundstage (production) use. The proposed soundstage (production) use is not a typical industrial, warehousing, or wholesaling use which would have a constant influx of trucks unloading and loading products or goods. As such, the loading needs for the business operation is similar to a typical office or other non-goods handling use, which would only require one loading space under the code. For these reasons, adequate off-street parking and loading spaces are provided for the use, and the intent of the parking regulations in the Zoning Code is met.

3. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

As stated in Finding 1 and 2 above, the proposal to provide a minimum of 113 parking spaces and 2 loading spaces will be sufficient for the project based on the overall proposal and operation. Conditions of approval are included to mitigate any negative impacts to the surrounding neighborhood.

Pursuant to GMC Section 30.50.070, approval of the Parking Reduction Permit is valid so long as the specific land use remains the same as at the time of permit issuance, including, but not limited to, tenancy, hours of operation, clientele served, services or goods offered and mix of activities within the use. The permit does not run with the land. Accordingly, the parking provided will be sufficient for the soundstage (production) and ancillary office uses, and any potential future uses or intensification/modification to the facility would require a new parking reduction permit.

DRAFT CONDITIONS OF APPROVAL

APPROVAL of the 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 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.
4. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
5. That any expansion or modification of the facility or use shall require a new parking reduction permit. Expansion shall constitute adding of additional floor area or any physical change, including modifications to the parking lot layout, as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.
6. That Design Review Board approval shall be obtained for the project prior to the issuance of a building permit.
7. That a Business Registration Certificate shall be obtained to reference this parking reduction permit, and the setback and standards variance.
8. That the applicant shall comply with requirements from the Public Works Traffic Division as it relates to driveway widths, and internal circulation for delivery trucks.
9. That the project shall comply with the approval for Setback and Standards Variance Case No. PVAR 2108841.
10. That the applicant shall obtain approval of a Parcel Map to combine all of the lots into one.