



CITY OF GLENDALE, CALIFORNIA REPORT TO THE PLANNING HEARING OFFICER

AGENDA ITEM

Report: Proposed Requests for Setback and Standards Variances and Parking Reduction Permit for East End Studios

Location: 1233 South Glendale Avenue (East End Studios)
(Project site includes multiple addresses: 1221-1233 South Glendale Avenue, and 1214-1234 South Maryland Avenue)
Glendale, CA 91205

Case Number: Setback and Standards Variance Case No. PVAR 2108841
Parking Reduction Permit Case No. PPRP 2108839

Applicant: Shep Wainwright for Glendale Studio I Owner, LLC

Owner: Glendale Studio I Owner, LLC

Approved for	September 1, 2021
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ADMINISTRATIVE ACTION

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PROJECT DESCRIPTION

The applicant is proposing to demolish all the existing buildings and structures onsite, and to construct a new 75,217 square-foot, commercial building (East End Studios) for a soundstage (production) use that will include two one-story soundstages attached to a three-story (plus mezzanine) ancillary office building with a rooftop deck and a new surface parking lot. The project site is 96,043 square-feet (2.2 acres) in area with

frontage on two streets; the easterly half of the project site facing South Glendale Avenue is zoned C3 (Commercial Service), Height District I, and the westerly half fronting South Maryland is zoned R-2250 P (Medium Density Residential – Parking Overlay). The applicant is requesting multiple variances in conjunction with the development: 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; 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' in the C3-zoned portion (to allow for shade canopies for a rooftop deck). The applicant is also requesting a parking reduction permit to allow 113 parking spaces and 2 loading spaces where 119 parking spaces and 5 loading spaces are required by Code for the project.

APPLICANT PROPOSES:

Setback and Standards Variance Requests:

1. Elimination of the required 28'-9" interior setback requirement for a C3 property adjacent to a residential zone, and to allow a reduced interior setback of 14'-0" for the south-westerly portion of the lot.
2. Elimination of the landscape and masonry wall buffer requirement between the C3 zone and the R-2250 P portions of the site.
3. Modification of an existing fence wall (raise height to six feet) and construction of a new gate with a minimum 10'-4" setback from the street-front property line along South Maryland Avenue in the R-2250 P Zone.
4. Deviation from the 25 percent permanent landscaping requirement for the residentially zoned portion of the project site. The applicant is proposing to disperse the required 25 percent landscaping throughout the entire project site.
5. Deviation from the tree planting dispersal requirement for surface parking lots. The applicant is proposing to disperse the trees throughout the entire project site.
6. Construction of a trash collection area on the portion of the lot located in the R-2250 P zone, where trash collection areas are not permitted in the Parking Overlay zone.
7. Construction of a new building in the C3 Height District I Zone with a maximum height of 57'-6" where the maximum permitted by code is 50 feet. This request is to allow for the shade canopies on the rooftop.

Parking Reduction Permit

1. To provide 113 parking spaces and 2 loading spaces for the proposed project.

CODE REQUIRES:

Setback and Standards Variances

1. The minimum required interior setback for a building over 35 feet on a commercially zoned property adjacent to a residential zone is a minimum of one foot for every two feet of height for the entire building (GMC 30.12.030 Table 30.12 B).
2. For properties located in the C3 zone, landscaping and walls shall be provided as follows (GMC 30.31.030.B):
 - a. Trees shall be planted along any interior property line abutting a residential zone boundary to provide an effective screen, except where exempted by paragraph 2 below. An average of one tree shall be planted for each 20 feet of such interior property line, exclusive of trees required pursuant to the provisions of GMC 30.32.110. Such trees shall be provided with sufficient tree well area for the tree type and surrounding area and shall be a minimum size of 24 inches boxed.
 - b. A minimum 5'-6" high decorative masonry wall shall be provided along the property line abutting any residential zone boundary line except where a semi subterranean parking garage is located on such boundary line.
3. The minimum required street-front setback for a new wall and gate is 20 feet in the R-2250 Zone (GMC 30.11.030 Table 30.11-B).
4. The minimum required permanently landscaped open space required for properties located in the R-2250 Zone is 25 percent of the lot, or in this case 9,253 square-feet (GMC 30.11.030 Table 30.11-B).
5. All parking and loading areas are required to provide the minimum landscaping requirements for interior parking lots for landscape areas (minimum 5% of parking lot area) and trees (one tree for every 6 spaces). All trees must be dispersed throughout the parking lot unless the parking area is used solely for vehicle display and storage of vehicle inventory. (GMC 30.32.160.B.2). The applicant is requesting relief from the tree dispersal requirement only. The project will comply with the minimum landscaping requirement 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).
6. Trash collection areas are not permitted in parking lots in the P overlay zone. (GMC 30.22.080).
7. The maximum height permitted for a property located in the C3 Zone, Height District I is a 50 foot and three-story maximum (GMC 30.12.030 Table 30.12 B).

Parking Reduction Permit

1. For industrial uses, which includes soundstages, GMC 30.32.050 requires 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. For this project, a total of 119 parking spaces are required.

2. For industrial uses over 50,000 square-feet, GMC 30.32.150 requires a minimum of five loading spaces, plus one loading space for each additional 50,000 square feet. For this project, a total of five loading spaces are required.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the California Environmental Quality Act (CEQA) review as a Class 32 “In-Fill Development Projects” exemption pursuant to Section 15332 of the State CEQA Guidelines. The project meets all of the findings required by Section 15332 to qualify for this categorical exemption. See Exhibit 6

RECOMMENDATION

Staff recommends approval of the Setback and Standards Variance, and Parking Reduction Permit with conditions subject to the draft findings and recommended conditions approval included as Exhibit 1.

SITE CONTEXT

General Plan: Community Services Commercial (easterly half); and
Medium Density Residential (westerly half)

Zone: C3 I – Commercial Service Zone, Height District I (easterly half); and
R-2250 P – Medium Density Residential Zone, Parking Overlay Zone (westerly half)

Description of Existing Property and Uses: The project site is a 96,043 square-foot (approximately 2.2 acres), dual-frontage lot comprised of seven contiguous parcels, located mid-block with frontage on South Glendale Avenue and South Maryland Avenue. Additionally, the project site is split-zoned: the easterly half of the project site facing South Glendale Avenue is zoned C3 I, and the westerly half fronting South Maryland Avenue is zoned R-2250 P. The northwest portion of the project site along South Maryland Avenue directly abuts an existing alley. The surrounding area is a mix of commercial and residential uses with Fire Station No. 22 to the north along Glendale Avenue. Directly across South Maryland Avenue and to the west, there is a vehicle inventory lot for one of the nearby dealers located on the South Brand Boulevard of Cars. City records indicate that the subject site has been used as a soundstage (production) with ancillary offices since 1986. The current operator, East End Studios, has been operating at this location since December 2020. The property is irregularly

shaped and is currently developed with seven buildings along the westerly half with addresses ranging from 1221 – 1233 South Glendale Avenue:

- 1221 South Glendale Avenue- There are two buildings on this lot: a two-story Craftsman style residence originally built in 1912 that is used as ancillary support offices for the studio and a one-story stucco building constructed in 1981 that is used for studio space.
- 1229 South Glendale Avenue – There are two buildings on this lot and they are used for ancillary support offices for the studio: a one-story stucco building that was originally built in 1913 as a residence with an attached two-story stucco building originally built in 1950 as a four-unit apartment building, and a two-story stucco building at the rear but the year built and permit history is unknown.
- 1233-1239 South Glendale Avenue – There is a two-story building on this parcel that is the primary studio, support and office space for the current use. This building was originally constructed in 1953 as a one-story warehouse and office building, and was modified and added onto in 1979 with a two-story, 15,000 square-foot addition. There is a one-story stucco building at the rear that is used as a stage but the year built and permit history is unknown.

Development of the project site will require demolition of all existing buildings and structures on the project site, including the two Craftsman-era buildings: 1221 S. Glendale (built 1912) and 1229 S. Glendale (built 1913). A Historic Resource Evaluation was prepared by Sapphos Environmental, Inc. for the two buildings (Exhibit #5). The report found that neither building meets any of the criteria for historic designation at the national, state, or local level due to their altered conditions, and that they are therefore not historic resources under CEQA. Additionally, neither of these buildings was identified in the City's 2019 South Glendale Historic Resources Survey. This survey assigned each a status code of 6Z (ineligible for historic designation) based on the survey's methodology, eligibility standards, and integrity thresholds.

The easterly half of the project site features an asphalt parking lot with 70 parking spaces, and an additional 26 parking spaces are currently provided on the commercially zoned lots that serve the current operation. Currently, vehicular access to the site is from two driveways along South Glendale Avenue.

Neighboring Zones and Uses:

	Zoning	Existing Uses
North	C3 - Commercial Service, Height District I; and R-2250 - Medium Density Residential	1-story multi-tenant commercial building with 2-story multi-family residential buildings; Fire Station No. 22 and 1 to 2 story multi-family residential
South	C3 - Commercial Service, Height District I; and R-2250 P - Medium Density Residential, Parking Overlay	3-story, multi-tenant commercial office building; 2-story, multi-family residential building
East	C1 – Community Commercial	1-story, multi-tenant commercial shopping center
West	CA – Commercial Auto	Vehicle dealership surface parking lot and 2-story, above-ground parking structure
Project Site	C3 - Commercial Service, Height District I; and R-2250 P - Medium Density Residential, Parking Overlay	1- to 2-story studio production offices, and sound stage buildings

Previous Permits for the Site:

1. On March 15, 2000, the Zoning Administrator approved Standards Variance Case No. 10061-S with conditions to allow a 2,300 square-foot addition and to raise the existing studio roof of an existing building without providing the minimum interior setback for the property at 1239 South Glendale Avenue. Building permits were never executed for this variance request so the approval is no longer valid.
2. On June 7, 1985, the Zoning Administrator approved Use and Standards Variance Case No. 7803-U&S with conditions to permit a television studio in the C3 Commercial Zone providing fewer parking spaces than required, some of which will be on separate lots from the use, with 39% of the provided spaces small-car size, and with 58 spaces in tandem behind other spaces for the property at 1239 South Glendale Avenue.
3. On August 5, 1981, the Zoning Administrator approved Parcel Map GLN No. 1409 with conditions to combine existing lots into one parcel at 1227-1239 South Glendale Avenue and 1222-1228 South Maryland Avenue, being Lots 4, 5, 6, 23, and 24, and Portion of Lot 7, Tract No. 314 which is in the C3 Commercial, P Automobile Parking (Overlay), and R4 Multiple Dwelling Zones.

COMMENTS FROM OTHER CITY DEPARTMENTS

Comments were received from Glendale Water and Power (GWP) – Electrical and Water Engineering, Fire Engineering, Building and Safety, and Public Works. Suggested conditions made by these departments have been included in the draft conditions of approval to ensure that any potential negative impacts will be appropriately mitigated. Issues addressed in these comments can be resolved during the building plan check process.

REQUIRED FINDINGS OF FACT

Setback and Standards Variance: Pursuant to Section 30.43.030 of the Glendale Municipal Code, a Variance shall be granted only if all of the following findings of fact can be made:

- A. 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.
- B. 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.
- C. 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.
- D. The granting of the variance will not be contrary to the objectives of the ordinances.

Parking Reduction Permit: Pursuant to Section 30.50.040 of the Glendale Municipal Code, for any request for parking reduction, the director of community development may require a parking demand study conducted by a licensed traffic engineer or other transportation professional satisfactory to the director of community development. A request for parking reduction shall be granted only if the reviewing authority makes one (1) or more of the following findings of fact:

NOTE: The applicant's case is based on the findings for sub-section D.

- A. For mixed use projects, a request for parking reduction may be granted where the review authority determines that a reduction is justified based on

characteristics of the uses, an hourly parking demand study published by the urban land institute, or other appropriate source as determined by the director of community development.

- B. For the proposed intensification of a use within an existing building that is determined by the review authority to be located within a reasonable distance of an off-street city parking facility, a request for parking reduction may be granted by the review authority, based on the type of use and its associated parking characteristics, including:
 - 1. Peak hours of use and turnover rate;
 - 2. The ability of the use to meet parking requirements through other means;
 - 3. The availability of spaces in the nearby city parking facility;
 - 4. The distance to the use from the parking facility; and
 - 5. Measures proposed by the applicant to ensure employee and patron use of the city parking facility.
- C. For a commercial or residential use proposed adjacent to local or regional mass transit lines or routes. A request for a parking reduction may be granted when the review authority determines that the reduction is justified based on documented mass transportation use characteristics of the patrons and employees of the use.
- 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 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; and
 - 2. The intent of the parking regulations in compliance with all other applicable provisions of this chapter is met; and
 - 3. Sufficient parking would be provided to serve the use intended and potential future uses for the subject parcel.

ANALYSIS OF REQUEST

The proposed project is to demolish all the existing buildings and structures on-site, and to construct a new 75,217 square-foot commercial building (East End Studios) for a soundstage (production) use that will include two one-story soundstages attached to a three-story (plus mezzanine) ancillary office building, with a rooftop deck with shade structures, and a new surface parking lot with solar panel structures. The proposed one-story soundstages are located behind the office portion of the building, with an interior height of approximately 49 feet and will be 37,783 square-feet in size. The office building portion of the project will be used for the ancillary support offices for the soundstage (production) studio, and will include primarily general office space as well

as makeup/dressing rooms and green rooms. The project will be to redevelop the project site to suit the need of the existing operator, "East End Studios", and the intent is to unify all of the current operations into one building.

Currently, vehicular access to the site is from two driveways along South Glendale Avenue. The project includes removing these driveways, improving the public right-of-way, and relocating the driveway off of South Maryland Avenue. A Parcel Map was approved in 1981 for the property addressed as 1233-1239 South Glendale Avenue that had a condition of approval restricting vehicular access to the site from South Maryland Avenue. The applicant will be applying for a Parcel Map to remove this condition and combine all of the lots for the project site into one parcel.

Setback and Standards Variances

In conjunction with the development of the site, the applicant is requesting multiple setback and standards variances in order to develop the site to accommodate the needs of their business operation, a soundstage (production) use with ancillary offices. 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 28'-9" interior setback for the C3 portion of the project site that is adjacent to a residential zone where the surface parking lot is proposed, and a reduced interior setback of 14'-0" for the southwesterly portion of the lot adjacent to a residential building. 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 and based on the overall height of 57'-6", the code required minimum interior setback for this project will 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. 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 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 which is proposed to be setback from the property line dividing the split-zoned property by five feet. 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 soundstage (production) use. Meanwhile, the southerly 35 feet of the interior (rear) 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 to the building wall. Additionally, while the overall height is 57'-6" for the front of the building with frontage along South Glendale Avenue, the portion of the building adjacent to this neighboring residential development, will have an overall height of 51 feet (measured to the top of the required building and safety railing for the roof), and as this portion of the building is for the soundstages, 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. In accordance with GMC Section 30.31.030.B, for interior property lines 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 should 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. The strict application of this code section requiring a boundary wall

and tree buffer between the commercial and residential zones would provide a physical separation between the proposed building and the associated parking lot where this is all one project site and internal circulation is necessary. For the southerly 35 feet of the interior (rear) property line of the C3 zoned portion of the project site that is adjacent to the residential building in the R-2250 zone, there is an existing masonry wall that is approximately ten feet in length and will be six feet in height to match the new walls along the Maryland Avenue façade, and the landscape plan also identifies that two trees will be planted in this area. 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.

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.

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.

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, 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.

Parking Reduction Permit

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. 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 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 parking and loading requirements for the new soundstage/production facility is greater than what will be needed by the operation. 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 this 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.

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.

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 it 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.

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.

EXHIBITS

1. Draft Findings of Fact and Conditions of Approval
2. Location Map
3. Photos
4. Reduced Plans
5. Departmental Comments
6. Environmental – Categorical Exemption