glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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June 12, 2015

Applicant:
Raymond F. Spano
1163 Rubio Street
Altadena, CA 91001

RE: ADMINISTRATIVE DESIGN REVIEW
Case No. PDR 1506326
400 – 404 W. Colorado Street, Glendale, CA 91204

Dear Mr. Spano,

On June 12, 2015, the Director of Community Development , pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to demolish the existing buildings and construct a new three-story 6,935 square-foot dental and general office building with a 24-space surface parking lot on a 12,500 square-foot site located on the south-west corner of Colorado Street and Columbus Avenue in the SMFU, Commercial/Residential Mixed Use zone located at **400-404 W. Colorado Street.**

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following conditions of approval on this project:

1. That square commercial light fixtures are used for the parking lot and the building which are complementary to contemporary architecture.
2. That "Essex Green" gloss color shown on the sample color/material board be used for the window frame to match the green accent color proposed on the building and referenced in the color palette.
3. That "Audubon Russet" color shown on the sample/material board be used for the exterior plaster on the building.
4. That a sign program be submitted and approved for the signs proposed on the building.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines for new commercial uses. The new commercial building enhances the pedestrian activity by improving its physical attractiveness of the street. In addition, access to the parking lot and the proposed landscape design palette complements the site and building design. As proposed, the site plan and construction of the new office building at the front of the property will result in design improvement for the site as a whole. This site is

located on Colorado Street, a major arterial, surrounded by a mix of commercial uses. The proposed location of the building on the site is appropriate in relation to its topography and adjacent structures. The building is proposed to be located close to the street with the required 10-foot corner cutoff at the intersection of Colorado Street and Columbus Avenue.

Mass and Scale – The proposed three-story commercial development relates to the roof forms, height, mass and scale of the surrounding buildings. Various design elements of the building, such as variations in form, use of color and materials help create a well-proportioned building. The overall size, height, mass and scale are appropriate and the project fits well within the neighborhood and the intent of the Comprehensive Design Guidelines. The height is appropriately concentrated at the corner of the two intersecting main streets, away from the adjacent developments including the existing residential building at the rear.

Building Design and Detailing – The applicant's proposal is a contemporary, commercial building. The proposed design and detailing feature well-proportioned volumes, high-quality materials, colors and details and appear consistent with the proposed modern style. The building complements the neighborhood because the project's articulation, undulating building forms, and overall massing and scale help it to blend within the neighborhood context. As proposed, this development will be consistent with the intent of the Comprehensive Design Guidelines. The proposed design incorporates thoughtful, creative treatments that are internally consistent and well deployed across the site. As conditioned and executed, the architecture and design of this project will create a focal point along this stretch of West Colorado Street and Columbus Avenue.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to demolish the existing buildings and construct a new three-story 6,935 square-foot dental and general office building with a 24-space surface parking lot on a 12,500 square-foot site located on the south-west corner of Colorado Street and Columbus Avenue.

CONTEXT

GENERAL PLAN: Land Use Element: Mixed Use. The project complies with the intent of the General Plan and Land Use Element.

ZONE: SFMU (Commercial/Residential Mixed Use) Zone.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There is a protected oak tree within the City's parkway located within 20 feet of the subject property along Columbus Ave., which will be removed (refer to Urban Forestry Comments).

- Historic Preservation: The property located at 400 W. Colorado St. property is developed with a single family house built in 1912. The abutting 404 W. Colorado St. property was originally developed in 1920 as a single family dwelling and converted to a commercial use in 1975. These properties were not included in the Craftsman Survey because they are not located in a multi-family zone. However, a historic assessment report was prepared for the property at 400 W. Colorado Street and determined that if the existing craftsman house had been surveyed, it resembles a '6L' classification, indicating that it is not eligible for the Glendale Register of Historic Resources or for listing at the state or national level. The property at 404 W. Colorado Street has undergone significant exterior alternations and, therefore, is not eligible for the Glendale Register of Historic Resources or listing at the state or national levels. Both properties, are, therefore, not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: Exempt per State CEQA Guidelines, Section 15301, Class 3 "New Construction"

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	SFMU & DSP/GAL	Commercial uses (Banquet hall & Galleria parking structure)
South	R-2250	Multi-family residential buildings
East	DPS/TD	Commercial use (vehicle repair garage) and residential uses along Columbus Ave, south of Colorado Street
West	SFMU	Commercial uses
Project Site	SFMU	One-story single-family residential and commercial use

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for commercial developments in November 2011. Design considerations discussed below analyze a project's overall site planning, its mass and scale, and its architectural design and detailing with a purpose to ensure that the development is of high quality, relates to its neighbors and enhances the overall built environment.

SITE PLANNING

The applicant is proposing to demolish the existing buildings on the site and construct a new three-story 6,935 square-foot commercial building for dental and general office use. Twenty-four surface parking spaces are proposed to serve the building. The building footprint has a rectangular shape and will be situated at the northeast corner of the lot at the intersection of Colorado Street and Columbus Avenue. The site planning is consistent with the intent of the Design Guidelines and is compatible with the placement of other commercial buildings along Colorado Street and Columbus Avenue.

Building Location: The new development is placed at the corner of the Colorado Street and Columbus Avenue intersection, which enhances the pedestrian activity and physical attractiveness of the street.

Usable Open Space: Code requires a minimum of 10% landscaping for the site.

Access and Parking: The new parking lot provides 24 parking spaces. Access to the parking lot will be from a two-way driveway on Colorado Street and Columbus Avenue.

Landscaping: A total of 10 percent landscaping is proposed on the site. The majority of the landscaped areas are in the parking lot. In addition, a tree screening/buffer is proposed throughout the parking lot as regulated in the Zoning Code abutting residential zoned properties and one 24-inch box tree for every six spaces. Landscaping planters are located abutting the public-right-of way along the perimeter of the parking lot. The landscape palette proposes drought tolerant landscaping.

Walls: A CMU wall is identified on the site plan along the southerly property line. However, at this time the height of the wall is not shown on plan. A 5'-6" high screen wall is required per zoning regulations where commercial property abuts a residential zone.

Screening: The rooftop mechanical equipment will be screened by the architectural roof parapets.

MASS AND SCALE

The proposed project is located in a mixed use zone where the neighborhood is comprised of a variety of one and two-story commercial and residential buildings. The abutting properties to the north, east and west are one and two-story commercial buildings and multi-family residential to the south. The proposed height of 38 feet (three stories) for the project complies with the Zoning Code for height allowed 60 feet and four stories. While the immediate developments are one and two-stories, the proposed three-story building is not out of character with the neighborhood since there are other three-story development throughout the neighborhood. Therefore, the project fits well with the surrounding buildings as it relates to height and the number of stories.

The project's massing is broken up by recessed building forms, geometric volumes and the combination of materials. A unique design feature of the building will be its vertical steel structures and glass panel screened staircases located in the parking lot on the west elevation, parallel to Colorado Street. This is especially appropriate along a street façade as it breaks up the mass and creates an interesting design element. Applying this technique serves to accentuate the design and minimize a boxy outline. The northeast corner of the building at the intersection of Colorado Street and Columbus Street is appropriately setback from the corner, thereby creating a break in the building. Other areas throughout the building are broken up through the use of different materials, reveals, terraces and fenestration. The configuration of these features creates interest and articulates the building facades. The applicant's use of materials and color helps to reinforce the reading of different volumes.

Relate Buildings to Existing Context: The site topography is generally flat. The proposed massing, with its focal point at the corner of the building closest to the intersection, is appropriate with a pedestrian-friendly scale. The building is located close

to the street and significantly set back from the abutting developments including the residential uses to the rear south side.

Scale and Proportion/Monumentality: The placement of the vertical staircases, the main entry at the corner, recessed windows and architectural features on the third floor, all contribute to the providing massing relief, especially as viewed from the neighboring streets. The transition between the steel/glazed staircases and the building lends itself to creating an appropriate hierarchy of architectural elements as a way to achieve a balanced proportional relationship between both the building and the staircases. Finally, the main entry at the northeast corner is designed with an appropriate break, which is recessed from the corner and designed as a vertical window-wall glazed element on the 2nd and 3rd floors. This design approach avoids a monolithic stucco corner, thereby reducing the perceived mass and scale of building as viewed from the street.

Roof Forms: The building consists of a simple, relatively flat roof with heighted parapet walls. In addition, an asymmetrical stepped roof design is seen with the transition of the steel/glazed staircase and the building.

DESIGN AND DETAILING

The surrounding neighborhood is comprised of a mix of architectural styles and projects, which include boxy, one and two-story commercial developments along Colorado Street and multi-family residential to the south. Unlike the many boxy, nondescript commercial buildings in the neighborhood, the proposed building features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, clean lines, modern finishes, staggered rooflines and transparent elements.

The project design incorporates thoughtful, creative treatments throughout. For example, some of the features include two semi open vertical steel glazed staircases along the west elevation. These staircases are designed to create interest upon approaching the building and a unique transition from the parking lot into the building. On the east elevation, the third floor includes several breaks, which reduces the mass and use of stucco in this area. This portion of the building features an open deck with an arched element in the center and enclosed storefront-like fenestration on either side with a canopy above these areas. Other distinctive architectural detailing can be seen in the treatment of the window design, especially along the east and west elevations and the design of the northeast corner of the building above the main entry. This portion of the building incorporates a vertical window-wall glazed element, which provides a break in the wall and reduces the use of stucco while providing interest at the corner. Further, it is a creative approach to soften the transition from the east and north elevation, especially as one approaches the building from the east. Lastly, the proposed forms and recesses throughout the building thoughtfully enhance the design and lend itself to the contemporary architectural style of the building. The project's articulation, undulating building forms, and overall mass and scale help it to blend within the neighborhood context.

The project's design and detailing are comprised of high quality materials (steel frames, fenestration throughout, metal awnings, smooth stucco, concrete base), colors and contemporary details; such detailing and materials reinforce the overall project design and will be internally consistent throughout the building. One item in the submittal needs to be clarified:

the elevation plans indicate aluminum window frame color dark brown anodized. However, the color/material board indicates "Essex Green" gloss for window frame. Staff recommends the use of "green" color window frame to match the green accent color on the building as shown on the sample/material board. Lastly, the color sample shown on the material board for the exterior plaster ("Audubon Russet") should be the actual plaster color applied to the building exterior as opposed to the rust-like color represented on the elevation drawings. As conditioned and executed, the architecture and design of this project will create a focal point along this stretch of Colorado Street and Columbus Avenue.

Entryways: The new building includes a main entryway at the intersection of Colorado Street and Columbus Avenue and secondary access from the parking lot. The main entry at the northeast corner is setback a minimum of 10 feet at the intersection in compliance with the Zoning Code. In addition, the 2nd and 3rd floors above the corner entry are designed as a recessed vertical plane with a storefront-like element. This design approach creates an appropriate break in the façade while providing a soft transition between the north and east facades. In addition, it reduces the perceived mass at the corner upon approaching the building from the east. Finally, this adds visual interest while promoting pedestrian activity, as encouraged by the Design Guidelines.

Windows: Commercial recessed fixed steel windows are proposed on the north, south, and east facades and storefront windows are featured on east elevation on the third floor and along the west elevation. The proposed fenestration compliments the architectural design of the building.

Finish Materials:
--Stucco: Smooth stucco finish in "Audubon Russet" and "Brookline Beige"
-- Roof: Flat roof with a 42 inch throughout which provides screening for mechanical equipment package units. The parapet wall is capped with a 10 inch tall sheet metal cap to terminate the building.
--Base: Concrete base in "Latte" and decorate concrete in "Sunset Red".
--Windows and Doors: Steel window frames and aluminum storefront framing both in "Essex Green" Gloss.

Color: The building exterior will be "Audubon Russet" punctuated by the aluminum framed windows and doors, and "Brookline Beige" concrete base on the west elevation. In addition, the windows, steel framing, fascia and storefront framing will be in "Essex Green" gloss. Finally the base of the building will be in "Latte" and "Sunset Red". The streamlined, color combination is appropriate for the contemporary building and neighborhood context.

Paving Materials: Paving materials for the new walkways around the building are not specified, though decorative paving (such as a textured concrete finish) is highly encouraged. The driveway entries will include decorative concrete paving as noted on the site plan.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

The following are responses to comments submitted by a resident in the area.

1) **In the proposed location, a 3-story building would be out of place. If it were 2 stories, I would not mind so much. Please keep some of Glendale free of the rash of 5 and 6 story buildings that have plagued the city of late.**

   The proposed project will be three stories, which complies with the maximum allowed number of stories for this zone. The neighborhood is comprised of one, two and three story buildings along Colorado Street. There are three story buildings existing along Colorado Street, west of the subject site. The proposed three story building relates to other existing commercial buildings along Colorado Street including the Glendale Galleria site located across the street to east of the project site.

2) **We do not need more empty office space. There are empty offices all over Glendale. To add more does not seem to be necessary. First fill all the present empty offices, and then maybe we can say we need more. The dentist office is fine, but it does not need a 3-story building. Again, if the building is 2 stories, it would be much better.**

   Tenant space occupancy or vacancy is not a design related issue. Regarding the number of stories, refer to item number one above.

3) **There is so much construction going on in Glendale, as there has been now for several years, it would be really nice not to have to put up with another mess for a while.**

   Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday.

4) **There would be increased traffic in an area that has already been inundated by the Americana, the 2 new apartment buildings at the end of Elk and Colorado (by the freeway entrance), and the estimated 10,000 additional cars in Glendale due to the 8,000 – 10,000 new apartments still being built. I cannot believe that a legitimate traffic assessment study was done for all those apartment buildings. Traffic has greatly increased in Glendale and is only going to get worse. Right now, when I am driving on Elk and get to Columbus, the traffic is bumper to bumper on Columbus from Colorado to well past Elk. To put an unneeded office complex on the corner of Colorado and Columbus would only increase the congestion. I know that none of the people on any of the Boards and Committees of Glendale live in this area, so they probably do not care about traffic. I hope the decision**

on this proposal will be based on fairness to the community and not financial gain of one or two people.

Based on the nature and scale of the proposed 6,935 square-foot three story building with on-grade parking, a traffic study or Traffic Impact Analysis was not required. According to the Traffic Engineering Division, the project is estimated to generate less than 50 net peak-hour trips. The project will be required to comply with any conditions imposed by the City's Traffic Engineering Division.

5) **Every new building going up in this city is adding to the water use in Glendale. I realize that an office building will not use as much water as those huge apartment complexes, but every increase in water usage means a stiffer restriction on the residents of Glendale by the city during this serious drought. We are careful in our use of water and always have been. It is not fair that we will have to suffer the water-shortage consequences of uncontrolled building in Glendale.**

The project proposal was reviewed by the City's Department of Water and Power. In addition, the project will require plan check review and approval from Glendale Water and Power and compliance with any required conditions.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency. Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that plans may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **June 29, 2015,** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from

the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Milca Toledo, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

Philip Lanzafame
Interim Director of Community Development

Urban Design Studio Staff

PL:JP:MLT