glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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July 21, 2015

Mr. Armen Kazanchyan
635 W. Colorado St., #201
Glendale, CA 91204

RE: ADMINISTRATIVE DESIGN REVIEW (Buildings)
Case No. PDR 1503608
500 S. Glendale Avenue, Glendale, CA 91205

On July 21, 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 extensively remodel and add to the existing commercial building and to construct a new commercial building on the property located on the south-east corner of Glendale Avenue and Lomita Avenue.

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. Provide detail drawings depicting glass screens at building and driveway, including mounting brackets and any joints in glass.

2. Provide detail drawings indicating typical condition at junction between disparate adjoining materials, including stucco/metal and stucco/wood interfaces.

3. Provide specification for metal canopies, ensuring that the metal is of sufficient gauge to prevent warping or distortion. Provide section drawings indicating soffits will be clad in same metal as the fascias.

SUMMARY OF DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The property is a corner lot of approximately 8,268 square feet in area. It has an irregular shape with frontages on Glendale Avenue and Lomita Avenue. A small part of the property extends easterly to the rear of the abutting property facing Lomita Avenue (512 E. Lomita Avenue).

The property is developed with an auto repair building of approximately 2,970 square feet. The building is L-shaped running in a north-south direction with an easterly extension over the portion of the property located to the rear of the abutting property facing Lomita Avenue. The rest of the property is improved as a surface parking facility.

The applicant is proposing to extensively remodel and add to the existing building and also to construct a new building at the intersection of the two street frontages. The remodeled

building, including the addition of 906 square feet, will be 3,876 square feet and the new building will be 693 square feet for a total of 4,569 square feet. The surface parking facility will also be improved with a new parking layout. The existing driveway access locations on Glendale Avenue and Lomita Avenue will remain. An outdoor seating area will be located adjacent to the new 693 sq.ft. building and adjacent to Glendale Avenue. The development is intended to accommodate retail and office uses. The site planning is consistent with the intent of the Design Guidelines and is compatible with the placement of other commercial buildings in the vicinity of the site.

Mass and Scale – The buildings will be one story. The new building (Unit A) will be approximately 23 feet in height and the other building (Units B-E) will be approximately 21 feet in height. They will be compatible with the adjacent buildings in height, rooflines, and massing and scale. The buildings incorporate multiple façade planes and projecting canopies which break up the vertical wall elements.

Building Design and Detailing – The buildings will be designed in a contemporary style. The different elements of the building, such as walls, canopies, screens, columns, and windows, maintain their individual visual identity and come together in a harmonious manner in a unified composition. Attention to detail is evident in the clever use of different finishes (stucco, basalt stone, metal columns, black metal window frames, metal siding) in a sensitive manner. Clerestory windows are used in strategic locations in the standalone building at the street intersections in order to draw attention through increased height. Gutters are designed to integrate with the edge of the canopies. Several conditions are added to ensure the materials and detailing of the project's cladding, metal canopies, and glass screens will be appropriate to the overall design.

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, Chris Baghdikian, at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

PROJECT ANALYSIS

GENERAL PLAN: Land Use Element: Commercial – Community Services. The project complies with the intent of the General Plan and Land Use Element.

ZONE: C3 (Commercial Service) Zone, Height District I.

ENVIRONMENTAL DETERMINATION: Project is exempt from CEQA review pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	C3 (I)	Commercial retail
South	C3 (I)	Multi-family residential
East	C3 (I) R2250	Multi-family residential
West	C3 (I)	Commercial retail
Project Site	C3 (I)	Commercial service

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 property is a corner lot of approximately 8,268 square feet in area. It has an irregular shape with frontages on Glendale Avenue and Lomita Avenue. A small part of the property extends easterly to the rear of the abutting property facing Lomita Avenue (512 E. Lomita Avenue).

The property is developed with an auto repair building of approximately 2,970 square feet. The building is L-shaped running in a north-south direction with an easterly extension over the portion of the property located to the rear of the abutting property facing Lomita Avenue. The rest of the property is improved as a surface parking facility.

The applicant is proposing to extensively remodel and add to the existing building and also to construct a new building at the intersection of the two street frontages. The remodeled building, including the addition of 906 square feet, will be 3,876 square feet and the new building will be 693 square feet for a total of 4,569 square feet. The surface parking facility will also be improved with a new parking layout. The existing driveway access locations on Glendale Avenue and Lomita Avenue will remain. An outdoor seating area will be located adjacent to the new 693 sq.ft. building and adjacent to Glendale Avenue. The development is intended to accommodate retail and office uses. The site planning is consistent with the intent of the Design Guidelines and is compatible with the placement of other commercial buildings in the vicinity of the site.

Building Location: The location of the existing building will not change. An addition will be made to this building and interior partitions will be built to create four tenant spaces (Units B to E). A new building will be constructed at the intersection of the two street frontages of the property and will be the fifth tenant space (Unit A).

Usable Open Space: A large area to the south of the new building (Unit A) and adjacent to the Glendale Avenue frontage of the site will be designed to accommodate outdoor seating and tables. Pedestrian access to this area will be designed via a designated pedestrian pathway connecting the public sidewalk on Glendale Avenue to the front doors of all tenant spaces and across the parking facility. The outdoor seating area will be paved and partially covered by canopies that extend southerly from the new building (Unit A) along the Glendale Avenue frontage of the site. Also, landscaping will be provided adjacent to and integrated with this outdoor seating area.

Access and Parking: The driveway access locations on Glendale Avenue and Lomita Avenue are not proposed to change. The parking facility will be redesigned and the new drive aisle will facilitate circulation within the parking area and from the driveway accesses.

Landscaping: The proposed landscape design will provide the required landscaped areas within the surface parking facility and along the street frontages to enhance the appearance of the site. Also, landscaping will be provided in a small area to the east of the building where the building is setback from interior property lines to comply with setback standards. This area is not adjacent or visible from the streets but is adjacent to abutting buildings and development.

The proposed plant palette includes a variety of plant material consisting of canopy trees, shrubs and ground cover. All will be drought-tolerant.

Walls: Along the east side of the property and where the building will be setback from the abutting property, a masonry wall will be constructed along the property boundary.

Screening: The rooftop mechanical equipment will be screened by screens architecturally compatible with the building design.

MASS AND SCALE

The buildings will be one story. The new building (Unit A) will be approximately 23 feet in height and the other building (Units B-E) will be approximately 21 feet in height. They will be compatible with the adjacent buildings in height, rooflines, and massing and scale. The buildings incorporate multiple façade planes and projecting canopies which break up the vertical wall elements.

Relate Buildings to Existing Context: The new building located at the intersection of both street frontages will have modulation in its rooflines with the highest part at the street intersection. Horizontal canopies on this building will extend southerly along the Glendale Avenue frontage and over the driveway access. This treatment will result in a street façade on Glendale Avenue that is appropriate for a main street. The other building on the site will maintain its single-story height adjacent to the development to the east.

Scale and Proportion/Monumentality: The building facades are designed with staggered walls connected with horizontal and unifying canopies and punctuated with large glazed areas. This design adds interest to the buildings, reduces monumentality and eliminates monotony.

Roof Forms: The building walls extend upwards to form roof parapets. These parapets will be designed at different heights, will avoid monotony and will provide a visual transition to the higher horizontal rooftop equipment screens. Horizontal canopies, located at different heights on the facades, provide shelter over pedestrian walkways while unifying the building elevations.

DESIGN AND DETAILING

The buildings will be designed in a contemporary style. The different elements of the building, such as walls, canopies, screens, columns, and windows, maintain their individual visual identity and come together in a harmonious manner in a unified composition. Attention to detail is evident in the clever use of different finishes (stucco, basalt stone, metal columns, black metal window frames, metal siding) in a sensitive manner. Clerestory windows are used in strategic locations in the standalone building at the street intersections in order to draw attention through increased height. Gutters are designed to integrate with the edge of the canopies. Several

conditions are added to ensure the materials and detailing of the project's cladding, metal canopies, and glass screens will be appropriate to the overall design.

Entryways: The entryways to the tenant spaces will be designed for access from designated pedestrian paths that link the public sidewalks and parking facility. Entryways will be covered with canopies.

Windows: Large rectangular storefront windows with black aluminum frames will be used, consistent with the overall architectural theme of the buddings.

Finish Materials: All finish materials will be integral to the overall architectural theme.

- Walls: Smooth stucco, flat basalt stone, metal siding.
- Roof: Flat roofs not visible, metal canopies.
- Windows and Doors: Metal framed storefront windows and doors.
- Columns: Round metal columns.

Color: The exterior of the building will have different complementary colors consisting of tan and grey for stucco, black basalt stone, black window and door frames, brown wood siding (in limited locations), gray metal siding, and red columns.

Paving Materials: Decorative pavers will be used in areas designated for pedestrian use.

No emails, letters or phone calls were received during the comment period.

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 said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **August 5, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: http:/glendale.ca.gov

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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, Vilia Zemaitaitis, 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, Chris Baghdikian, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baghdikian directly at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Interim Director of Community Development

Jay Platt -Urban Design Studio Staff

PL:JP:cb