glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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September 24, 2015

Ariel L. Valli
Valli Architectural Group
12 Journey #270
Aliso Viejo, CA 92656

RE: 5120 San Fernando Road
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1506200

Dear Mr. Valli,

On September 24, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application to demolish the existing 1,000 square foot office/apartment and replace it with a 600 square foot office, redesign the front parking area, and provide façade improvements to the existing self-storage buildings. The property is located in the IMU (Industrial/Commercial Mixed Use) Zone, located at **5120 San Fernando Road**.

CONDITIONS OF APPROVAL

1. Add two trees in the landscaping area between San Fernando Road and the new parking space.
2. Evenly space the trees at the corner of San Fernando Road to provide a consistent landscape edge.
3. Provide details and section of the canopies, including locations of the lights. Provide a cut sheet of the light fixtures.
4. Provide a details for the new 8'0" ornamental aluminum security fence with shepherds hook.
5. Signs require approval under a separate permit.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The new office building is designed to address the street (San Fernando Road) and offers an improved building presence to the corner site.
- The new building and façade improvements to the existing building will provide an updated design style.
- An additional parking space and landscaping will be added, and the existing landscaping along San Fernando Road will be replenished with xeriscape landscaping.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- An existing office area of the building will be reduced by 400 square feet. The new addition will be a simple rectangular form with varied parapet heights consistent with the existing remaining storage unit structures. The varied parapet heights are an appropriate level of detail for this project type.

Building Design and Detailing – The proposed design and detailing are appropriate to the site, as modified by any proposed conditions, and its surroundings for the following reasons:

- The new building and façade improvements to the existing buildings will provide an updated, contemporary look for the site.
- The new building will include corrugated metal siding and a new metal canopy supported by turn-buckles with lights beneath.
- The existing buildings will be painted.
- The new metal screen wall will complement the new corrugated metal siding and new metal canopies.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. Staff received a call in opposition to the proposed remodel due to the removal of the manager's apartment. The resident said having a manager there full-time helps make the neighborhood safer. The review of this application pertains to architectural design only and this comment does not involve design or project aesthetics.

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, Kathy Duarte, at 818-937-8163 or via email at KDuarte@glendaleca.gov.

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 Design Review Board 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 **October 9, 2015** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

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, Kathy Duarte, 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at KDuarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Kintine Ayala

Urban Design Studio Staff

TF:KA:kd

Attachment: Design Review Staff Report

Cc: Property Owner, Extra Space Properties 70 LLC

City of Glendale
Community Development Department
Design Review Staff Report – Commercial/Industrial

Meeting/Decision Date: August 20, 2015	**Address:** 5120 San Fernando Road
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5695-009-013
Case Number: PDR1506200	**Applicant:** Ariel L. Valli, Valli Architectural Group
Prepared By: Kathy Duarte	**Owner:** Extra Space Properties 70 LLC

Project Summary
The applicant is proposing to demolish the existing 1,000 square foot office/apartment and replace it with a 600 square foot office, redesign the front parking area, and provide façade improvements to the existing self-storage buildings. The property is located in the IMU (Industrial/Commercial Mixed Use) Zone. The improvements will complement the existing buildings in terms of mass and scale, architectural style and materials.

The proposed work includes:

- Demolition of the existing office/apartment (1,000 square feet)
- Reconstruction of new 1 story office (600 square feet)
- Addition of one parking space and landscaping in front of the new office
- Façade improvements to the existing self-storage buildings, including painting
- New metal screen wall

Existing Property/Background
The project site is a relatively flat, 81,460 square foot corner lot with frontage on San Fernando Road and Hawthorne. It is almost rectangular shaped, and significantly larger than other properties in the neighborhood. Currently, there are three existing self-storage buildings on the lot with the following square footages: Building A = 11,315, Building B =20,486, Building C = 13,194 for a total of 44,995 square feet. The applicant is proposing to demolish the existing 1,000 square foot office/apartment of the west side of Building A, and replace it with a 600 square foot office. There is one existing handicap parking space and one parking space is proposed to be added. There is an existing 3-foot wide landscaping strip along San Fernando Road. A 5-foot landscaping strip will be added between San Fernando Road and the new parking space, and additional landscaping will be provided around the new parking space. Access to the property is from a 26'10" driveway along San Fernando Road. In 1975, an application for Zone and Standards Variance to build an apartment for a resident manager and reduce parking and loading requirements for the public storage facility was approved. Additionally, there is a wireless telecommunication facility located near the corner of the San Fernando Road and Hawthorne Street (not a part of this application).

Staff Recommendation
☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision
☒ First time submittal for final review.
☐ Other:

Zone: IMU - Ind./Comm'l Mixed Use **Height District:** n/a
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
☒ None
☒ Other: Sign Permits

CEQA Status:

☒ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines.
☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines.
☐ The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines.
☐ Other:

Site Slope and Grading

☒ None proposed
☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Located at or near front property line
☐ Conforms to prevailing setbacks on the street
☐ Maintains appropriate sidewalk width

Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Incorporates outdoor pedestrian space
☐ Integrated with design and overall context
☐ Appropriate relationship with adjoining properties

Access and Parking

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Parking location is appropriate to the site and its neighborhood context
☐ Appropriate pedestrian and vehicle access points
☐ Appropriate service and loading locations
☐ Landscape screening for street-facing parking
☐ Techniques employed to reduce stormwater runoff
☐ Decorative or colored paving to delineate pedestrian areas

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Complementary to building design
☐ Appropriately sized and located

Walls, Fences, and Retaining Walls

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Minimize use whenever possible
☐ Use decorative material to complement building and/or landscape design
☐ Provide landscaping to minimize visual impact

Screening

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Mechanical equipment appropriately screened
☐ Trash bins appropriately located and screened

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new office building is designed to address the street (San Fernando Road) and offers an improved building presence to the corner site.
- The new building and façade improvements to the existing building will provide an updated design style.
- An additional parking space and landscaping will be added, and the existing landscaping along San Fernando Road will be replenished with xeriscape landscaping.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Appropriate proportions and transitions
☐ Articulation, solid/void balance, and open space relate to predominant pattern

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Form and profile follow topography
☐ Alteration of existing land form minimized
☐ Retaining walls terrace with slope to minimize height

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Concept governs massing and height

Scale and Proportion
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located

Massing
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Larger masses broken into separate volumes
- ☐ Long, unbroken street walls avoided
- ☐ Visual impact of larger building minimized

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- An existing office area of the building will be reduced by 400 square feet. The new addition will be a simple rectangular form with varied parapet heights consistent with the existing remaining storage unit structures. The varied parapet heights are an appropriate level of detail for this project type.

Design and Detailing
Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☒ **yes** ☐ **n/a** ☐ **no**

If "no," explain:

Entryway
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Well integrated into design
- ☐ Location promotes pedestrian activity
- ☐ Design provides appropriate focal point

Storefronts and Windows
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Maximize transparency at ground floor
- ☐ 12-15' floor-to-floor height at ground-floor is encouraged
- ☐ Coordinate design with overall style of building
- ☐ Use durable materials for windows, such as aluminum or steel

☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Integrate awnings and canopies into overall building design
- ☐ Avoid long treatments spanning multiple openings
- ☐ Back-lit awnings are not allowed

Lighting
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Light fixtures are appropriate to the building design
- ☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

Finish Materials and Color
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Textures and colors reinforce design
- ☐ High-quality, durable materials used, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate cladding appropriately

Paving Materials
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐Decorative material at entries/driveways
- ☐Permeable paving when possible
- ☐Material and color related to design

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐Configure roofline to provide visual interest and deemphasize mass
- ☐Roof forms are consistent with overall design
- ☐Continue roofs and parapets around building or terminate in logical manner

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new building and façade improvements to the existing buildings will provide an updated, contemporary look for the site.
- The new building will include corrugated metal siding and a new metal canopy supported by turn buckles with lights beneath.

- The existing buildings will be painted.
- The new metal screen wall will complement the new corrugated metal siding and new metal canopies.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Add two trees in the landscaping area between San Fernando Road and the new parking space.
2. Evenly space the trees at the corner of San Fernando Road to provide a consistent landscape edge.
3. Provide details and section of the canopies, including locations of the lights. Provide a cut sheet of the light fixtures.
4. Provide a cut sheet of the new 8"0" ornamental aluminum security fence with shepherds hook.
5. Signs require approval under a separate permit.

Attachments

1. Location Map
2. Photos of Existing Property
3. Reduced Plans