glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4386
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

February 24, 2016

Armen Kazanchyan
3786 La Crescenta Ave.
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW
1713 Standard Ave.
Design Review Case No. PDR 1529426

Dear Mr. Kazanchyan,

On February 24, 2016, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application proposing to demolish the metal building only located at the rear of the property facing Hale Street and construct a new modern-style 1,477 square-foot office building designed as a two story structure with an on-grade surface parking structure underneath the second-floor office use area. The new building will face and gain access from Hale Street. The existing brick building at the front of the property facing Standard Avenue will remain unchanged. The lot is 5,600 square feet and will include new parking to serve the new proposed building in the IND zone located at **1713 Standard 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 condition of approval on this project:

Conditions:

1. The proposed two parking spaces located next to the existing building's roll up door shall be removed to maintain accessibility to the roll-up door in the existing building.
2. Submit lighting detail if proposed for the new building exterior.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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 existing building footprint for the existing front building will not be modified.
- The new building footprint at the rear facing Hale Street will be consistent with adjacent development as it relates to setback and relationship to the front property line.
- The existing driveway on Hale Street will remain and provide access to the new parking area.

- The new CMU wall along the west side is appropriate and compatible with surrounding properties.

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:

- The new building is located at the property lines along Hale Street, consistent with other structures facing this alley-like street.
- The new building will be built next to the interior property line along the west side and setback 5'-6" along the east side, providing a path of travel for pedestrians.
- The roof parapet, height, building mass and proportions are consistent with the design and surrounding neighborhood.
- The facades are appropriately articulated through fenestration, breaks in the wall, volumetric design features, and combination of material.
- Additional volumetric features have been incorporated in various areas, thereby accenting the roof parapet and articulating its vertical appearance.
- The on-grade parking garage creates an appropriate opening, which minimizes mass at the street level.
- Building articulation, crisply delineated building forms, and overall massing and scale help it to blend within the neighborhood context.

Building 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 flat-roofed volumes, heightened parapet walls and volumetric features along the Hale Street facing facade enhance the design and are consistent with the modern aesthetic.
- The fenestration and CMU vertical treatment provide visual interest and enhance the modern design.
- The combination of materials and colors including smooth exterior plaster (white and sky blue colors) and burnished and stacked CMU are consistent and complementary to the modern style of the building and an improvement to the neighborhood compared to the more utilitarian designs in the immediate vicinity.
- The use of a vertical picket metal gate at the parking area along the Hale Street façade is appropriately integrated into the 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, Milca Toledo, at 818-937-8181 or via email at mitoledo@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 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 **March 10, 2016,** 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
Director of Community Development

_____
Urban Design Studio Staff
PL:JP:MLT