glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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March 5, 2015

Mr. Anthony Coscia
745 Indiana Avenue
Venice, CA 90291

RE: ADMINISTRATIVE DESIGN REVIEW
Case No. PADR 1428992
513 East Colorado Street, Glendale, CA 91206

Dear Mr. Coscia:

On March 5, 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 the existing commercial building on the north-west corner of Colorado Street and Glendale Avenue, and to convert the easterly tenant space at the corner into a full-service restaurant. The

CONDITIONS OF APPROVAL

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

1. Metal cladding shall have a brushed or matte finish to avoid surfaces of high reflectivity.
2. The landscape plan for the new planters is to be revised to be more fitting for the contemporary architectural style and to be fuller in appearance than the existing cacti and succulents in the planters by the 245 S. Glendale building on the same project site. Plants with height and streamlined foliage, such as New Zealand Flax or clumping bamboo, could be incorporated into the plant palette.

SUMMARY OF DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The project site encompasses two detached commercial buildings (503-513 East Colorado with 7,640 sq.ft., and 245 South Glendale Avenue with approximately 5,510 sq.ft.) and 38 on-site parking spaces on an approximately 32,000 sq.ft, corner lot, zoned DSP East Broadway District. Only the building along Colorado Street will be remodeled. Portions of the existing building will be removed along the Colorado Street and Glendale Avenue corner property lines to provide the required 12 foot setback from the curb. This change results in a recess along the restaurant street façade and a new front entry on Colorado. Portions of the building at the rear will also be removed in order to create a new outdoor dining area and main entrance from the parking lot. Aside from the building cut-outs and new entrances, the existing site plan essentially remains the same.

Mass and Scale – The proposed remodel includes a new architectural roof structure that raises the overall building height from 13'-9" to 37'-2" at its highest point. The building itself will remain

one-story. Although the building will be over two and a half times its current overall height, the height is downplayed by the sculpted, sloping architectural roof forms, unlike the massiveness that would result from a boxy 37 ft. tall building. The height is appropriately concentrated at the corner of the two intersecting main streets and the roof forms slope downwards towards the center of the building. The proposed massing provides an appropriate transition from the intersection to the existing three- and four- story mixed use project to the west across the alley, the one-story building to the north on Glendale and the four story commercial office building on the south-east corner of Glendale and Colorado. Therefore, the proposed scale and height increase of the remodeled building is compatible with the adjacent building heights, rooflines, massing and scale.

Building Design and Detailing – The applicant's proposal is a contemporary, sculptural remodel of a nondescript commercial building. The architecture focuses on sweeping roof forms and projecting awnings, combined with non-rectilinear window frames. The proposed angled rooflines and storefront windows are unusual and eye-catching, when compared to the surrounding rectilinear buildings. The project's design and detailing are comprised of high quality materials (metal storefront window/door system, wood and metal awnings, smooth stucco), neutral colors and contemporary details; such detailing and materials reinforce the overall project design and will be internally consistent throughout the building. As conditioned and executed, the architecture and design of this remodeling project will create a focal point along this stretch of Colorado Street and Glendale 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, Vilia Zemaitaitis, at 818-937-8154 or via email at vzemaitaitis@glendaleca.gov.

PROJECT ANALYSIS

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

ZONE: Downtown Specific Plan – East Broadway District (DPS/EB)

ENVIRONMENTAL CONSTRAINTS: None. CEQA Status: Exempt. 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	DPS/EB	1-story commercial building
South	DPS/EB	1-story commercial building across Colorado St.
East	DPS/EB	3-4 story mixed-use building across alley
West	C3 (I)	Vacant corner lot across Glendale Avenue; entitled for 1-story commercial
Project Site	DPS/EB	1-story commercial strip center

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 extensively remodel the existing, approximately 7,640 sq.ft. commercial building (503-513 E. Colorado) and to convert the tenant space at the corner to a full-service restaurant; the other detached, 5,510 sf.ft. commercial building (245 S. Glendale Avenue) on the 32,000 sq.ft. site will remain unaltered. Portions of the exterior walls will be relocated as part of the remodel so that the renovated building will ultimately be only 7,167 sq.ft. (decrease of 473 sq.ft.). The changes will include a new outdoor dining area and main entry along the rear facing the parking lot, and a recessed area and entryway along the street elevation facing Colorado Street. With only minor additions to the building footprint, much of the site planning will remain unchanged. The site planning is consistent with the intent of the Design Guidelines and is compatible with the placement of other commercial buildings along Colorado and Glendale Avenue.

Building Location: The building location on the lot will not change. The subject building sits along the Colorado Street property line, wraps around to Glendale Avenue, and addresses the intersection.

Usable Open Space: Code requires a minimum of 5% landscaping for the parking lot; 9.3% (1,700 sq.ft.) is proposed. In addition to the increase in landscaping on the site, the project includes a new outdoor dining area along the rear of the building adjacent to the parking lot. Outdoor areas are encouraged by the Design Guidelines and while the outdoor dining area is not directly adjacent to the public sidewalk, the proposed seating area is an enhanced feature for the restaurant. The high speed vehicular traffic along Colorado and Glendale Avenue at this intersection apparently discourages outdoor dining directly at the front property lines, though there will be an opportunity for one or two tables recessed under the roof overhang at the street entrance.

Access and Parking: The existing parking lots and driveways were upgraded during the 2012 remodel of the 245 S. Glendale building on the subject site. Therefore, except for minor changes, the parking lots and access to the parking lots from Glendale Avenue and the alley to the west will remain "as is". The minor changes include reorienting parking space #38 to allow for a new landscape planter and modifying the southerly driveway apron to better address the existing driveway location.

Landscaping: Additional landscaping (346 sq.ft.) is incorporated within the project site. The additional landscaping is proposed within planters along the westerly building edge adjacent to the alley, along the northerly elevation facing the parking lot and by the entryway on Colorado. The landscape palette focuses on succulents and cacti, which were used in the remodel of the 245 S. Glendale building on-site; even now, the landscaping for S. Glendale building looks sparse, barren. The buildings have very different architectural schemes, so the plant palette for the remodel should be reconsidered to be more fitting for the contemporary architectural style and to be fuller in appearance. Plants with height and streamlined foliage, such as New Zealand Flax or clumping bamboo, could be incorporated into the plant palette.

Walls: No perimeter walls are proposed.

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

MASS AND SCALE

The building will remain one-story, although the proposed remodel includes a new architectural roof structure that raises the overall building height from 13'-9" to 37'-2" at its highest point. While the building will be over two and a half times its current overall height, the height is downplayed by the sloped architectural roof forms, when compared to a boxy building 37 ft. tall. The height of the new roof structure is appropriately concentrated at the corner of the two intersecting main streets and the roof form slopes downwards towards the center of the building. The proposed scale and height increase of the remodeled building is compatible with the adjacent building heights, rooflines, massing and scale.

Relate Buildings to Existing Context: The proposed massing, with its highest focal point at the corner of the building closest to the intersection, is an appropriate (acceptable?) transition from the intersection to the existing three- and four- story mixed use project to the west across the alley, the one-story building to the north on Glendale and the four story commercial office building on the south-east corner of Glendale and Colorado.

Scale and Proportion/Monumentality: The highly designed treatment of the corner and the height of the roof structure create a statement at the corner intersection and anchor the building. Meanwhile, the various angles and use of glass keep the corner from being too monumental or heavy. Furthermore, the existing context around one of the busiest vehicular intersections in the city (both streets over 80 feet in width) help keep the scale and proportion of the structure in check.

Roof Forms: The remodel consists of a new sculptural roof structure that consists of swooping planes and angled forms, which help de-emphasize the building's mass. The pinnacle features tall clerestory windows, the largest one facing east and displaying the restaurant's name. This unusually designed roof structure is one of the main focal points of the project.

DESIGN AND DETAILING

The applicant's proposal is a contemporary, sculptural remodel of a nondescript commercial building. The architecture focuses on sweeping roof forms and projecting awnings, combined with the non-rectilinear window frames. The proposed angled rooflines and storefront windows are unusual and eye-catching, when compared to the surrounding boxier, rectilinear buildings. Staff commends the applicant's incorporation of the existing (off-site) traffic light control box on Glendale Avenue within the scope of the project by wrapping it in metal extending from the awning above and introducing a bus bench seat within the fold against the building. The applicant also proposes contemporary awning projections over the parking spaces behind the building.

The project's design and detailing are comprised of high quality materials (metal-looking storefront window/door system, wood and metal awnings, smooth stucco), neutral 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 plans and color/material board indicate three options for the storefront window and door system: anodized aluminum metal cladding, stainless steel metal cladding or metallic silver powder coated paint. Given the ambitious scope of the project, the quality and integrity of the materials are important, so the window system should be either anodized aluminum or

stainless steel, not just painted or cladded. As conditioned and executed, the architecture and design of this remodeling project will create a focal point along this stretch of Colorado Street and Glendale Avenue.

Entryways: The remodel includes two new entryways for the proposed restaurant tenant space; one recessed entryway along Colorado Street and another entryway (with outdoor waiting area) facing the parking lot and adjacent to the outdoor patio. The recessed entries have been designed to provide a sense of arrival to the structure and to add visual interest while promoting pedestrian activity, as encouraged by the Design Guidelines.

Windows: Updated commercial storefronts with angle-framed window systems are proposed along Colorado Street. The design of the windows coordinates with the architectural design of the remodeled building. The fixed frames will be aluminum.

Finish Materials:

- Stucco: Smooth stucco finish in "Eider White" Roof: Asphalt built-up flat roof
- Siding: IPE wood sealed vertical siding
- Windows and Doors: Metal framed storefront window and door system; this is to be conditioned to ensure quality and integrity of material

Color: The building exterior will be off-white stucco, punctuated by the aluminum framed windows and doors, wood paneling, and screen mesh details, and off-set by the cardinal red signage. The streamlined, neutral palette 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.

No emails, letters or phone calls were received from 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 **March 16, 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, Vilia Zemaitaitis, for stamp and signature prior to submitting for Building plan check. Please contact Vilia Zemaitaitis directly at 818-937-8154 or via email at vzemaitaitisi@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development

Jay Platt - Urban Design Studio Staff

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