glendale california
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Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date April 14, 2016

DRB Case No. PDR1603496

Address 1001 E. Colorado St. (919-1011 E. Colorado St.)

Applicant Aram Alajajian (Alajajian/Marcoosi Architects, Inc.)

PROPOSAL: To demolish the existing commercial buildings and construct a new four-story, 134 room hotel on a 37,500 SF lot, zoned C3 (Height District I).

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Benlian			X			
Malekian					X	
Simonian			X			
Mardian	X		X			
Totals						
DRB Decision	Approve with conditions.					

CONDITIONS:

1. Fully integrate the canopy and column at the south entry and provide detail drawings depicting this area. Revise first-floor plan to include column.
2. Clad the wall surface within each metal-framed "box" with the same material used for the frames.
3. Revise drawings to clearly depict the reglets that will be used at all stucco wall surfaces including the two end walls.
4. Confirm adequacy of trash room capacity and pick-up schedule with the Public Works' Integrated Waste Division, revising size of trash room if necessary.
5. Provide details for staff review of cladding at junctions where materials intersect.
6. Provide lighting plan and cutsheets/details for staff review.

CONSIDERATIONS:

1. Consider lowering the height of the parapet above the south and north entry bays, extending the adjacent stucco return walls as necessary.
2. Consider including openable glass walls at the north wall of the lobby lounge area.

ANALYSIS:

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 elongated, rectangular building footprint sits towards the front of the lot, adjacent to Colorado Street, in compliance with the Commercial Design Guidelines; in order to provide a minimum 10 foot public right of way, the project is setback at least five feet from the front property line. The building also features a significant, 50 foot rear setback from the residential properties to the north along Orange Grove Street; this required setback area includes surface parking, a pool amenity area in the north-west corner of the lot, and a landscape buffer along the interior property line. The building spans across the 300-foot wide project site from east to west.
- Landscaping is provided within the front setback area and within the northerly landscape planter that spans across the rear of the site and provides a buffer to the adjacent properties. All landscaping is to be drought-tolerant and in compliance with the new State-mandated model water efficient landscape ordinance program.
- The Code-required 5½-foot high decorative masonry wall and landscape planter with trees at least 20 feet on center are provided along the northerly interior property line to buffer the project from the residents to the north.

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

- The building is an elongated, rectangular volume that is 50 feet tall and spans the width of the 300-foot wide project site (east to west). The span is broken down into two larger stucco volumes at both sides of the building that are connected by the largely glazed central element featuring the double-height entry at the bottom and a projecting, floating frame above supported by the architectural column. The forms are further broken down using projecting and recessed frames set within frames, as well as changes in materials and depth across the lengthy facades; this treatment avoids a long, unbroken street wall.
- The building mass has been pulled towards the front of the site and away from the residential neighborhood to the north; a 50 foot setback at the rear provides substantial separation between the proposed hotel building and the lower-scaled residential structures.
- The 50 foot overall height of the building is the maximum height allowed by Code for the C3 (Height District I) zone; all neighboring properties along Colorado are permitted the same height. While this structure will be one of the taller buildings along this stretch of Colorado, the height is not inappropriate considering its location on one of the City's major commercial boulevards; Colorado Street features a wide right of way (80') which can visually and practically accommodate the permitted building height envelope.
- The contemporary architectural style of the project lends itself to clean, rectilinear lines and to the proposed projecting and recessed frames within frames and change in materials/colors that are added articulation and modulation. The variety of colors, materials, and frames are intended to create a playful quality across the two longest facades and to break down the scale of the building.

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 hotel project is designed in a contemporary, rectilinear style that focuses on clean lines, geometric elements, and modern finishes. The main design expression focuses on a system of frames within frames of varying depths - protruding and recessed rectanguler elements offset from the plane of the building and clad in a variety of materials. The front and rear elevations are also marked by two dominant, stuccoed-framed architectural elements that are connected by the slightly off-centered, double-height entryways. Meanwhile, the building ends - the westerly and easterly elevations abutting the adjacent commercial properties - are rather sparse when compared to the front and rear elevations given that the building volume is designed right up to the interior property lines; per staff's recommendation, the architect has incorporated recessed window wells at the center of these side elevations in order to add visual interest and to provide natural light to the interior corridors. Overall, the design and detailing of the project are compatible with the surrounding mix of architectural styles and commercial buildings on Colorado.

- The double-height main entry, located towards the center of the building on Colorado Street, is highlighted by a storefront glazing system that features an elevated projecting canopy over the doors and a decorative round column holding up the frame element above. Such treatment provides an appropriate focal point along the street façade, while also providing the transparency appropriate for a more pedestrian oriented design.
- The proposed materials and colors include smooth stucco exterior walls (machine applied, "Baja White" color) on all four facades, composite wooden panels recessed on the front and rear elevations, aluminum framed curtain wall window system for the entryways and aluminum windows for the hotel rooms, anodized aluminum clad canopies, and mixed gray pebble aggregate concrete for the decorative paving areas. These materials and colors appropriately enhance articulation and façade hierachies; the materials are of high quality and will be detailed for staff's review upon plan check submittal to ensure that the cladding material intersects properly.

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vilia Zemaitaitis, AICP