glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

July 28, 2016

Patrick Zohrabians,
3467 Ocean View Blvd, Suite B
Glendale, CA 91208

RE: 3533 OCEAN VIEW BOULEVARD
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1610675

Dear Mr. Zohrabians,

On July 28, 2016 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 add a total of 1,132 square feet (including a new second-story) and to remove 214 square feet from an existing 1,600 square-foot, single-story commercial building, located on a 2,843 square-foot lot in the C3-IV Zone (Commercial Service Zone/Height District IV). The project will have a finished floor area of 2,518 square feet and will include two new parking spaces at the rear.

CONDITIONS OF APPROVAL:

1. Provide an appropriate paving material for the front including ramp and stairs.
2. Provide specification for the front door material and detail.

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:

- There is no significant change to the site layout and to the existing building location on the lot.
- The existing 128 square-foot floor area at the first level (rear of the building) will be replaced with a new 134 single story addition almost in the same place.
- The existing 86 square feet of floor area at the first level (front) to be replaced with a new ramp access, stairs, and two planters
- The existing entry facing Ocean View Boulevard continues to provide primary access to the building.
- The new store frontage, parallel to the street will be setback 6'-6" from the front property line.
- Two required parking spaces will provide access for vehicles from the adjacent alley at the rear of the lot.
- An approximately 53 square-foot landscaped area is proposed at the parking area.

Response: Based on staff's analysis, the new building is well-proportioned and is appropriate to the existing surrounding neighborhood, which includes single-story and two-story development. The building's design, architectural elements, and materials are consistent with the existing surroundings. The provided two new parking spaces on the site comply with GMC 30.32 in terms of the required parking spaces for the proposed addition and the change of use (retail to office) for the existing portion of the building.

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@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 **August 12, 2016** 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

To save your 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.

- New 6 feet concrete block walls are proposed on the property line at the rear of the building (north and south sides). There is an existing approximately 32" high concrete block wall located on the property line at the rear (south side).
- New roof top equipment is located towards the rear of the building and appropriately screened from public view with four (4) foot high parapet.
- A new trash enclosure is proposed at the rear of the building adjacent to the parking area.

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

- The new second story will increase the overall height of the building from 15'-4" to 27 feet. The maximum height limit is 35 feet. The new proportion is appropriate to the existing surrounding neighborhood, which includes single-story and two-story development.
- The second-story addition is recessed from the roof edge of the first floor and setback 11'-3" from the street front property line. This helps to break up the building volumes and creates a mass consistent with the neighborhood by pushing the upper mass away from the street.
- The recessed area on the second-floor will be used as a patio facing Ocean View Boulevard.

Building Design and Detailing
The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The overall architectural design elements, details, and materials are consistent with the existing surroundings.
- The proposed second-story's flat roof, along with a simple cornice around the top edge of the proposed parapet, is appropriate to the proposed contemporary design concept and details.
- Full height dual glazed, fixed windows with fiberglass frames are proposed for the first floor windows facing Ocean View Boulevard (east side). These windows maximize transparency at the ground floor.
- New metal awnings proposed over the glass doors at the second floor will provide visual relief at the second-story flat wall and will maintain the clean lines of the design concept.
- New brick veneer is proposed at the first floor and smooth stucco at the second floor, which is in keeping with the façade treatments of nearby buildings.
- Two new concrete planters are proposed at the front of the building, providing additional landscaping at the street and helping screen the new ramp.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Comment: We oppose the project. In our opinion, it does not seem in character with the neighborhood's existing building. Plus it appears that with the increased building size, meaning more occupancy, there is not adequate parking. Parking is already at a premium in the immediate area and presents a daily challenge.

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, Aileen Babakhani, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

JP:ab

Cc: Christopher & Cristina Perez Gonzalez, Property Owners