

April 13, 2017

Garo Nazarian
109 E. Harvard St. #306
Glendale, CA 91205

**RE: Design Review Case 1701036
810-822 E. Colorado Street, 91205**

Dear Mr. Nazarian,

On April 13, 2017, 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 an existing vacant building (constructed on or about 1933) located on the southwest corner of the site and construct a new one-story 3,218 square-foot retail building at the front of the property with a 39-space parking lot on a 25,054 square-foot site located at **810-822 E. Colorado Street** in the C3 (Commercial Service) Zone, Height District I.

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. Revise drawings to include all exterior light fixtures. Submit cut sheets of the fixtures to be used on the building, in the parking area, in the courtyard, etc., and ensure that light will shine away from adjacent properties.
2. Consider replacing the existing driveway gate with a design that is complementary to all buildings on the site.

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 new building is appropriately situated on the site because it is proposed at the front property, setback three feet from the street front property line, which activates pedestrian activity as recommended by the Comprehensive Design Guidelines.
- The relationship of the building to the street and sidewalk is appropriate and consistent with other commercial buildings in the area and will appropriately occupy a portion of the site at the front, next to the sidewalk as described above, which is consistent with the Comprehensive Design Guidelines.
- The existing driveways will remain and provide the necessary traffic circulation for the existing banquet hall use and the new proposed retail business.

- The reconfigured parking design will provide shared access for the existing building on the site as recommended by the Comprehensive Design Guidelines.
- The existing 5'-6" block wall at the rear along the entire southerly boundary will remain and provide the required screening abutting the existing residential zone/uses to the south, which is consistent with the Zoning Code and Design Guidelines. Also, the existing block wall along the west side of the property will remain.
- The main entrance to each tenant space will be from the front, next to the sidewalk in order to focus activity at the street front, which is consistent with the Comprehensive Design Guidelines. As a result, a portion of the existing wrought iron fence/gate at the front of the property will be removed to accommodate the new retail building and their storefront entrances.
- A landscape buffer is provided at the front of the property between the parking stall and the sidewalk as required by the Zoning Code and suggested by the Comprehensive Design Guidelines.
- There are proposed decorative paved areas in the parking lot including a decorative pedestrian pathway leading to the different uses on the property as recommended by the Comprehensive Design Guidelines.
- The proposed landscape design in the parking area is complementary to the site because it provides planter buffers at appropriate locations at the end of parking rows, it provides the required screening along the entire southerly boundary next to residential uses/zones and screens the designated trash area at the southwest corner of the site as suggested by the Comprehensive Design Guidelines.
- The designated trash area is appropriately located at the rear southwest corner of the property, out of public view as recommended by the Comprehensive Design Guidelines and will be screened as required by the Zoning Code.
- Mechanical equipment that is proposed on the rooftop of the new building will be situated towards the south portion of the roof, away from public view and will include screening as required by the Zoning Code and suggested by the Comprehensive Design Guidelines.

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 relates to the existing building on the property through the use of proportions and transition as recommended by the Comprehensive Design Guidelines.
- The building's massing and human-scale complements other commercial buildings on Colorado Street and is consistent with the Comprehensive Design Guidelines.
- The new building includes appropriate breaks on the street facing façade as a way to break the mass and long horizontal façade. This technique provides appropriate massing relief and reduces the scale of the building as suggested by the Comprehensive Design Guidelines.
- The manipulation of different forms and volumes and the use of floor to ceiling storefront glazing appropriately articulates the façades, especially along the Colorado Street elevation because it softens the potential "boxy" appearance of the building and provides a human-scale design, all which are complementary to the neighborhood and Comprehensive Design Guidelines.

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 main entrance to each tenant space will be from the front, next to the sidewalk in order to focus activity at the street front and promote pedestrian activity consistent with the Comprehensive Design Guidelines.
- The proposal features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, recesses, clean lines, modern finishes, a heightened parapet and transparent elements, which is complementary with the existing building on the site, other buildings in the neighborhood and the Comprehensive Design Guidelines.
- The storefront windows next to the sidewalk create visual interest as suggested by the Comprehensive Design Guidelines.
- The new building, as a separate, stand-alone building with its own distinct architecture, does not copy the existing structure(s) on the same site. The proposed new structure is unique in that it features a combination of high-quality materials and color to emphasize design features. For example, the use of metal panels, stucco and anodized aluminum windows, all help reinforce the overall building's design and complement the existing building(s) on the site as suggested by the Comprehensive Design Guidelines.
- The use of different colors and various materials creates visual interest, especially along the front Colorado Street and side façades, all which complements and blends with the existing building(s) and recommended by the Design Guidelines.
- The roof form is generally flat with the exception of the front façade where architectural elements on the building wall extend above the roof to create a parapet. This design element creates design interest and appropriately articulates the front façade as recommended by the Comprehensive Design Guidelines.

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 **April 28, 2017**, 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