

March 28, 2018

Allen Adel
24793 Wooded Vista
West Hills, CA 91307

RE: Design Review Case No. PDR 1726330
1736 Standard Ave.

Dear Mr. Adel:

On March 28, 2018 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 construct a 3,743 square-foot floor area addition to the existing second floor of the existing 23,877 square-foot industrial building for the purpose of introducing storage space for the existing manufacturing business. The total area of the existing building with the addition will be 27,620 square feet located on a 25,020 square-foot lot, zoned IND (Industrial) Zone.

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. Submit lighting detail if proposed on the building.
2. That all downspouts/gutters be clearly depicted on the elevation drawings.
3. That an appropriate designated trash storage area be shown on the site plan.
4. Submit a window detail that shows the new windows recessed within the opening with a wood sill underneath.
5. That a window schedule, similar to the City's window handout schedule, be included with the plans.
6. That the proposed new signs require a separate permit.

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 will not be modified because the new addition involves expanding the existing second floor only and, therefore, will remain consistent with the existing on-site and neighboring conditions.

- The existing driveways, parking and loading areas and the front and the rear of the property will remain unchanged and, therefore, will continue to be appropriate to the site and the neighborhood.
- The existing landscaping will remain unchanged at the front, facing Standard Avenue and will continue to complement the site and the neighborhood.

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 location of the addition at the rear southwest portion of the build is appropriate because it is setback more than 100 feet from the front of the building with no exposure to Standard Avenue and limited visibility from the terminus portion of Thompson Avenue. Also, the addition is screened from the primary façade by the existing two-story volume, the existing barrel-like roof design located at the front portion of the building in front of the exiting second story and a roof parapet located along the entire street front façade facing Standard Avenue. Further, while the bulk of the addition will be visible from a portion of Thompson Avenue where it terminates, as well as the railroad tracks and the rear parking lot, the location of the addition at the rear is appropriate because it will not result in an overwhelming visual presence considering the surrounding neighborhood context.
- The addition's height, mass and proportions are consistent with the existing building and the surrounding industrial buildings.
- Given that the addition will not be readily visible from Standard Avenue, introducing windows at the rear of the building is an appropriate way of articulating the addition. The window location and proportions are appropriate and compatible with the style of the building.
- Overall, the mass and scale of the addition is appropriate to the existing industrial building and 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-roof for the new addition appropriately integrates with the existing second building design and is consistent with the “boxy” shape of the surrounding industrial buildings.
- The proposed gray stucco color and textured finish to match existing is consistent and complementary to the existing and surrounding utilitarian designs in the immediate vicinity.
- The proposed aluminum windows at the rear of the addition, including style and operation are appropriate to the building design.
- Overall, the simplicity of the addition with its square design, windows (location and style) and application of exterior finish are appropriate and integrates well with the existing building's design and the neighborhood.

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 12, 2018**, 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