



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

October 8, 2019

Nareg Khodadadi
213 North Orange Street, Suite E,
Glendale, CA 91203

**RE: 328 North Orange Street
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1807661**

Dear Mr. Khodadadi

On October 8, 2019, 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 for an addition of 2,275 square feet to an existing second story over an existing 6,700 square foot first floor in conjunction with a façade remodel in the DSP/MO (Downtown Specific Plan/Mid Orange District) Zone located at **328 North Orange Street**.

CONDITIONS OF APPROVAL:

1. Replace the chain link fence along the north side of the property, adjacent to Orange Street, with a screen that is the same height as the siding that matches architecturally and in color.
2. Remove the tree that is between the subject building and the parking structure.
3. Add two landscape planters at the front of the building on either side of the entry door. Plants within these planters should be drought tolerant or low water usage plants. The planters should be at least two feet wide, provided they remain on the subject property and do not extend over into the public right-of-way.
4. Add a six foot high solid screen wall (measured from the walking surface) on the southern portion of the outdoor patio to act as a privacy screen to the property to the south.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- There is no proposed change to the site plan of the building.
- A new 870 square-foot outdoor patio area (open space) will be located at the second floor roof area above the existing first floor adjacent to the Orange Street frontage on the west side of the building.
- New sliding doors will provide access from the second floor office space to the new patio. The doors will be movable and stackable to be recessed into the walls.
- A new awning will be placed above the sliding doors on the second floor to match the existing first floor awning.
- The new addition will be set back approximately 17' from the existing building edge on the Orange Street frontage.
- The location of the primary entrance on the ground facing Orange Street will remain unchanged.
- The alley will have similar façade improvements to match the elevation on Orange Street.

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

- The new façade does not substantially alter the massing and scale of the existing building.
- The new building appearance is consistent with the existing volume and scale of the surrounding commercial buildings.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The overall design is consistent with the intent of the Urban Design Standards and Guidelines of the Glendale Downtown Specific Plan.
- The design emphasizes pedestrian-friendly features, which will attract and reinforce pedestrian activity on Glendale's Orange Street.
- The proposed design improves the existing boxy appearance to an attractive contemporary style façade consistent with the mix of architectural styles of the surrounding buildings.
- The new façade's design and detailing are comprised of high quality materials and details.
- The existing masonry parapet wall facing the Orange Street frontage will be topped by new, shatter-proof glass panels acting as a guardrail.
- The combination of horizontal wood siding and smooth stucco finished walls will cover the surface of the ground floor and second floor walls on the Orange Street frontage as well as the alley frontage, at the rear.
- The proposed smooth stucco will have vertical score lines with half-inch aluminum reglets.
- Lighting includes a black, rectangular wall mounted wall sconce (east and west portions of the building) located on the first floor level at the wood siding and on either side of the entry at the alley.

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, Bradley Collin, at 818-548-3210 or via email at bcollin@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

During the public comment period staff received one email in denial of the project from Brenda Dietlein (the owner of the Glendale Centre Theatre, located directly south of the subject property). Below is a summary of the points from the comment letter in opposition, and staff responses.

1. Administrative Design Review (ADR)

The email states that the addition will have negative impacts on the neighboring theatre. Specifically, the addition will affect the theatre business's revenue due to loss of view from the theatre, noise, and privacy infringement.

While there is no view protection in the City of Glendale, the proposed second story addition will be set back approximately 17 feet from the existing first story wall. There are no proposed changes to the existing first floor wall. In relation to the noise, the subject project will have to comply with the City's Noise Ordinance including the hours of operation allowed for construction. The proposed use is a general office. It is not anticipated that a general office will generate noise in excess of the allowable limits. Staff has included a condition that requires a six foot tall screen wall be included in the project that spans the

width of the outdoor patio along the south side of the property. This condition is intended to address privacy and potential noise issues from the patio area raised by the comments.

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 **October 23, 2019** 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 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. Visit us.

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, **Bradley Collin**, 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, Bradley Collin, for stamp and signature prior to submitting for Building plan check. Please contact Bradley Collin directly at 818-548-3210 or via email at bcollin@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

KA:bc