



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

June 10, 2021 <i>Decision Date</i>	900 West Glenoaks Boulevard <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5628-035-022 <i>APN</i>
PDR 2100131 <i>Case Number</i>	Alen Malekian <i>Applicant</i>
Vista Ezzati, Planner <i>Case Planner</i>	900 W. Glenoaks, LLC <i>Owner</i>

Project Summary

The applicant is proposing a 495 square-foot (SF) addition at the first level (infill of existing breezeway) and a 1,517 SF mezzanine addition (within the existing building envelope) to an existing 9,566 SF, multi-tenant commercial building (originally constructed in 2014), located on a 15,569 SF corner lot in the C2 (Height District I) Zone. The existing 37-space parking lot satisfies the parking requirement for the existing and proposed building areas.

The project also includes combining Unit A (an existing 1,267 SF retail use) with Unit B (an existing 1,403 SF office use) into one tenant space. With the new 495 SF addition (breezeway enclosure) and interior mezzanine addition, the expanded unit will feature a total of 4,534 SF (proposed for general office use).

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.

Existing Property/Background

The project site is a 15,569 square-foot, rectangular lot located on the south-west corner of West Glenoaks Boulevard and Highland Avenue. The lot was developed in 2014 and features a 9,566 square-foot, one-story, multi-tenant commercial building. There are a total of 37 parking spaces provided on-site, with access taken from an existing alley. There are 13 parking spaces at-grade, with the remaining 24 spaces located in the existing one-level subterranean garage.

Staff Recommendation

Approve

Last Date Reviewed / Decision

First time submittal for final review.

Zone: C2 - Community Commercial **Height District:** I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes n/a no

If "no" select from below and explain:

- Located at or near front property line
- Conforms to prevailing setbacks on the street
- Maintains appropriate sidewalk width

Usable Open Space

yes n/a no

If "no" select from below and explain:

- Incorporates outdoor pedestrian space
- Integrated with design and overall context
- Appropriate relationship with adjoining properties

Access and Parking

yes n/a no

If "no" select from below and explain:

- Parking location is appropriate to the site and its neighborhood context
- Appropriate pedestrian and vehicle access points
- Appropriate service and loading locations
- Landscape screening for street-facing parking
- Techniques employed to reduce stormwater runoff

- Decorative or colored paving to delineate pedestrian areas

Landscape Design

yes **n/a** **no**

If “no” select from below and explain:

- Complementary to building design
 Appropriately sized and located

Walls, Fences, and Retaining Walls

yes **n/a** **no**

If “no” select from below and explain:

- Minimize use whenever possible
 Use decorative material to complement building and/or landscape design
 Provide landscaping to minimize visual impact

Screening

yes **n/a** **no**

If “no” select from below and explain:

- Mechanical equipment appropriately screened
 Trash bins appropriately located and screened

Determination of Compatibility: Site Planning

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

- Overall, the site planning and building footprint remains relatively unchanged. The scope of work includes additional floor area by infilling an existing breezeway from Glenoaks Boulevard to the rear parking lot between existing units.
- In order to comply with Building and Safety requirements for site accessibility, 240 square-feet of an existing landscaped planter area along the Highland Avenue elevation will be removed for a required walkway. No other changes to the existing landscaping are proposed.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate proportions and transitions
- Articulation, solid/void balance, and open space relate to predominant pattern

Building Relates to Existing Topography

yes n/a no

If “no” select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope to minimize height

Consistent Architectural Concept

yes n/a no

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes n/a no

If “no” select from below and explain:

- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located

Massing

yes n/a no

If “no” select from below and explain:

- Larger masses broken into separate volumes
- Long, unbroken street walls avoided
- Visual impact of larger building minimized

Determination of Compatibility: 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 project does not impact the existing overall height, mass, or scale of the one-story, commercial building in relation to the surrounding neighborhood context. The infill of the interior breezeway, as well as the interior mezzanine addition, occur within the existing building envelope, so the massing and height will remain the same.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If "no" select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

Entryway

yes **n/a** **no**

If "no" select from below and explain:

- Well integrated into design
- Location promotes pedestrian activity
- Design provides appropriate focal point

Storefronts and Windows

yes **n/a** **no**

If "no" select from below and explain:

- Maximize transparency at ground floor
- 12-15' floor-to-floor height at ground-floor is encouraged
- Coordinate design with overall style of building
- Use durable materials for windows, such as aluminum or steel
- Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies

yes **n/a** **no**

If "no" select from below and explain:

- Integrate awnings and canopies into overall building design
- Avoid long treatments spanning multiple openings
- Back-lit awnings are not allowed

Lighting

yes **n/a** **no**

If "no" select from below and explain:

- Light fixtures are appropriate to the building design

- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, durable materials used, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate cladding appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Configure roofline to provide visual interest and deemphasize mass
- Roof forms are consistent with overall design
- Continue roofs and parapets around building or terminate in logical manner

Determination of Compatibility: 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 new breezeway enclosure (building addition) will match the existing finish materials and colors of the contemporary building.
- The entryway to the tenant space (Unit A) is currently located at the building corner at Highland Avenue and West Glenoaks Boulevard and will be used for the newly expanded unit (combined Units A and B, with breezeway enclosure). This entryway is appropriately sited and integrated into the building design.
- Along Glenoaks Boulevard, the design of the addition features aluminum storefront windows that are 21'-0" tall, consistent with the existing storefronts along this

frontage. The design also features plaster walls to match the existing building at the area of the breezeway to be infilled.

- A new walkway is proposed along the Highland Avenue frontage to comply with Building and Safety requirements for site accessibility. The paving material is concrete to match the existing walkways on the property.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**.

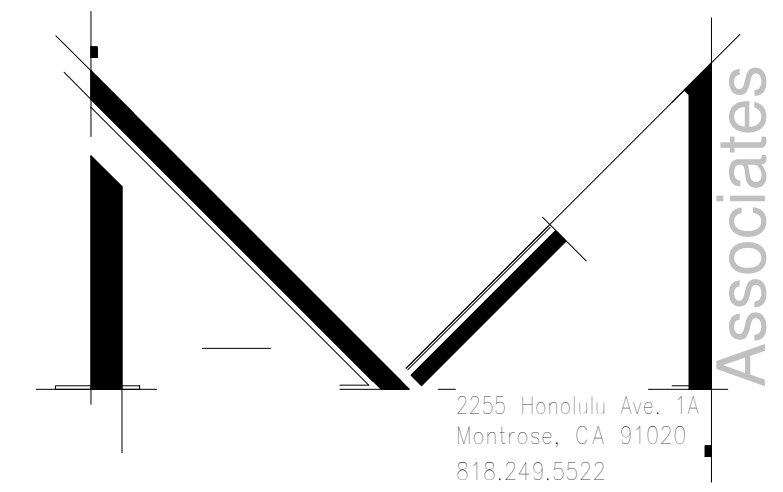
Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey

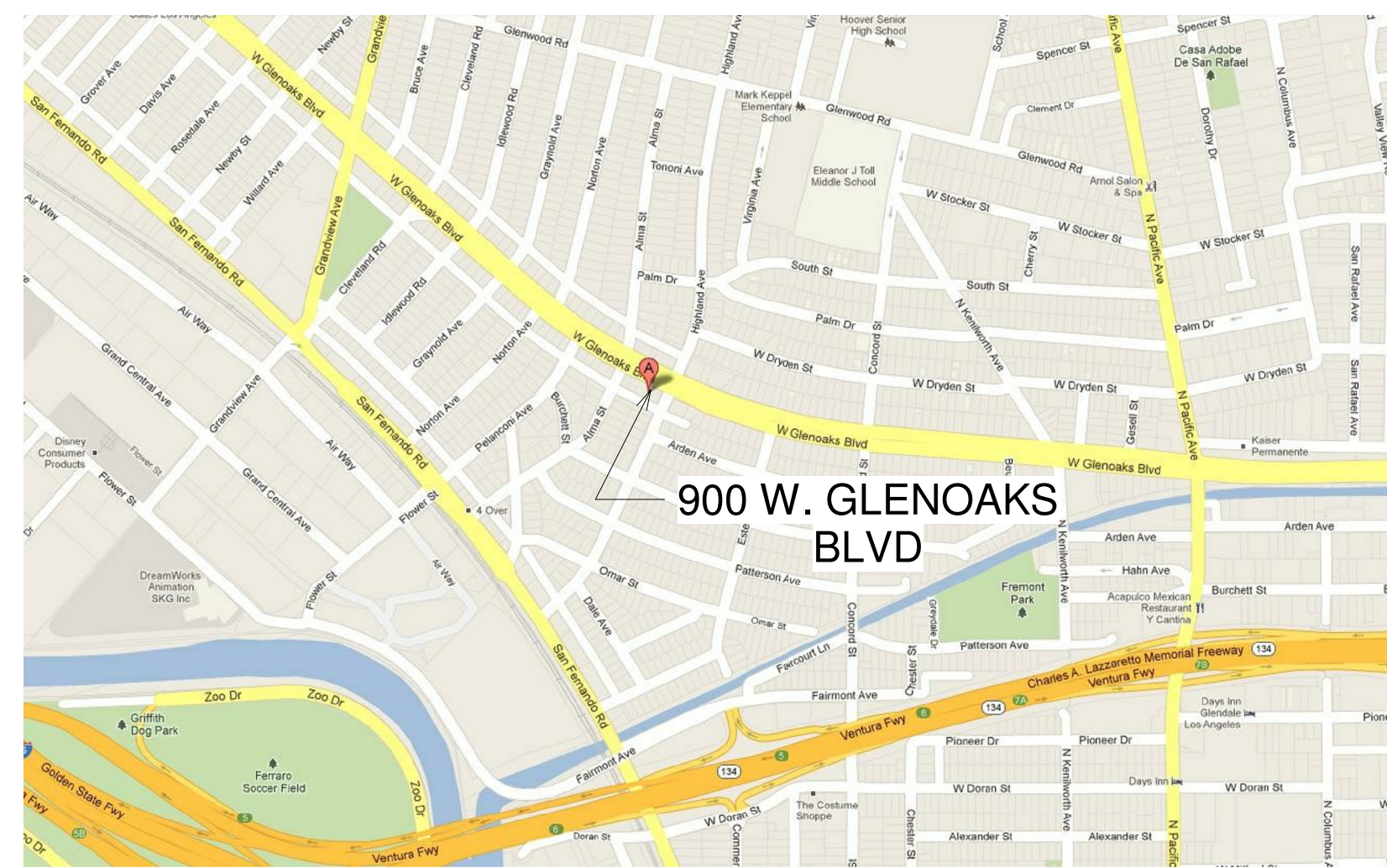
(E) 900 W. GLENOAK RETAIL BLDG. OFFICE ADDITION

900 W. GLENOAKS BLVD,
GLENDALE, CA 91202

ATTACHMENT 1: Reduced Plans



VICINITY MAP



BUILDING DATA AND CODE ANALYSIS

APPLICABLE CODES:
 2019 C.B.C.
 2019 C.M.C.
 2019 C.E.C.
 2019 C.P.C.
 2019 CA ENERGY
 2019 CA FIRE
 2019 CGFS
 2017 GBSC
 ALL NEW LIGHTING SHALL COMPLY WITH 2019 CALIFORNIA ENERGY CODE.

ZONE: C21
 HIGH FIRE ZONE: NO
 (E) AREA OF LOT: 15,659 SF
 ASSESSOR'S ID NO.: 5628035022
 BUILDING SPRINKLER: YES
 LEGAL DESCRIPTION: TRACT NO 8419 SE 3 FT MEASURED AT R/A TO SE LINE OF LOT 2 AND ALL OF LOTS 3,4 AND LOT 5 BLK 8

OCCUPANCY TYPE & AREA:

EXISTING OCCUPANCY AND AREA		
SPACE	(E) OCCUPANCY	(E) AREA
UNIT-A	RETAIL (M)	1,267.00
UNIT-B	OFFICE (B)	1,403.00
UNIT-D	OFFICE (B)	1,829.00
UNIT-F	RETAIL (M)	1,345.00
UNIT-G	RETAIL (M)	1,337.00
UNIT-H	RETAIL (M)	1,997.00
COMMON AREA (Stair, Elev.)		388.00
TOTAL =		9,566.00

NEW OCCUPANCY & AREA		
SPACE	(N) OCCUPANCY	(N) AREA
UNIT-A + B	OFFICE (B)	4,534.00
UNIT-D	OFFICE (B)	1,829.00
UNIT-F	RETAIL (M)	1,345.00
UNIT-G	RETAIL (M)	1,337.00
UNIT-H	RETAIL (M)	1,997.00
COMMON AREA (Stair, Elev.)		388.00
TOTAL =		11,430.00

(1,267 (E) UNIT 'A' - 148 SF DEDUCTION FROM (E) UNIT 'H' FOR NEW WALKWAY - 1,415 SF (N) UNIT 'A' + 1,403 SF (E) UNIT 'B' = 495 SF UNIT 'B' ADDTL OFFICE @ LVL 1 + 1,517 SF ADDTL OFFICE @ (N) MEZZANINE)

TOTAL NEW AREA INCREASE = 2,012 SF (495 SF UNIT 'B' ADDTL OFFICE @ LVL 1 + 1,517 SF ADDTL OFFICE @ (N) MEZZANINE)

NO OF STORIES: EXISTING 1 STORY OVER SUBTERRANEAN PARKING "NO CHANGE"
 TYPE OF CONSTRUCTION: III-A / V-B
 PARKING: (E) 37 STALLS "NO CHANGE"
 1 ADA STALLS BASEMENT
 23 STANDARD 1ST LEVEL
 12 STANDARD 1ST LEVEL
 37 = TOTAL

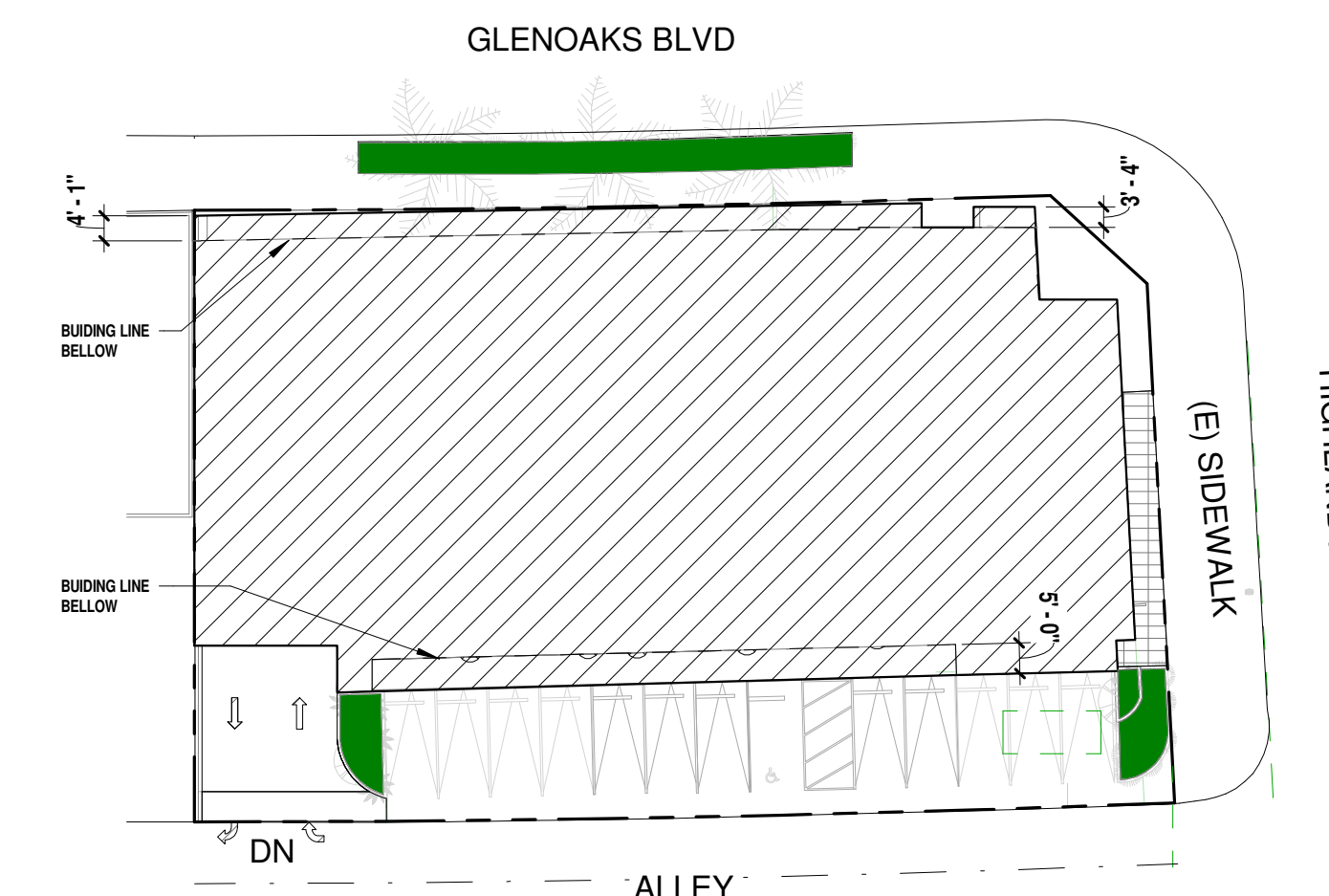
EXISTING PARKING ANALYSIS					
SPACE	USE	OCCUPANCY	AREA	PARKING FACTOR PER 1000 SF	PARKING REQ'D.
UNIT-A	RETAIL	M	1,267.00	4.0	5.07
UNIT-B	OFFICE	B	1,403.00	2.7	3.79
UNIT-D	OFFICE	B	1,829.00	2.7	4.94
UNIT-F	RETAIL	M	1,345.00	4.0	5.38
UNIT-G	RETAIL	M	1,337.00	4.0	5.35
UNIT-H	RETAIL	M	1,997.00	4.0	7.99
COMMON AREA			388.00	4.0	1.55
TOTAL PARKING REQ'D. =					34.06

PROPOSED NEW PARKING ANALYSIS					
SPACE	USE	OCCUPANCY	AREA	PARKING FACTOR PER 1000 SF	PARKING REQ'D.
UNIT-A + B	OFFICE	B	4,534.00	2.7	12.24
UNIT-D	OFFICE	B	1,829.00	2.7	4.94
UNIT-F	RETAIL	M	1,345.00	4.0	5.38
UNIT-G	RETAIL	M	1,337.00	4.0	5.35
UNIT-H	RETAIL	M	1,997.00	4.0	7.99
COMMON AREA			388.00	4.0	1.55
TOTAL PARKING REQ'D. =					37.45

34 (E) PARKING REQ'D.
 37 (E) PARKING PROVIDED
 37.45 (N) PARKING REQ'D. = 37 EXISTING PARKING = OK

PROPOSED WORK DESCRIPTION:
 - 495 SF CONVERSION OF PASSAGEWAY AREA TO OFFICE AREA (B) @ 1ST LEVEL Unit-B
 - 1,517 SF ADDITION OF OFFICE AREA (B) @ NEW MEZZANINE
 - FACADE IMPROVEMENT DUE TO OFFICE ADDITION

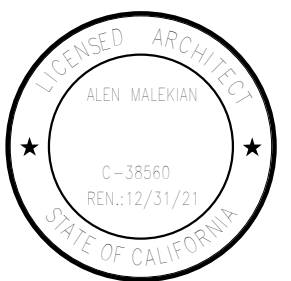
ALL PARKING SHALL REMAIN EXISTING.



(E) LOT COVERAGE - NO CHANGE 11,381 SF (72.68 % OF LOT AREA -15,659 SF)
 (E) LANDSCAPED AREA 643 SF (4.10 % OF LOT AREA -15,659 SF)

3 PROPOSED LOT COVERAGE & LANDSCAPED AREA
 1" = 30'-0"

900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
 GLENDALE, CA 91202



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COVER SHEET

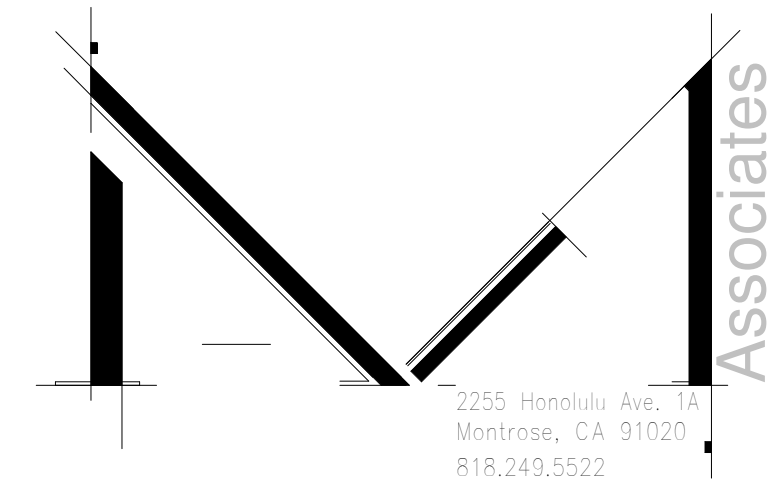
Project Status: ISSUE PHASE
 Project Number: 2020-001
 Project Name: 900 W. GLENOAKS OFFICE ADDITION
 Project Location: 900 W. GLENOAKS BLVD, GLENDALE, CA 91202

T1.00

GLENOAKS BLVD

SITE PLAN LEGEND:

- 1 EXISTING PLANTERS TO BE REMOVED
- 2 EXISTING PLANTERS TO BE REMOVED TO ACCOMMODATE FOR NEW WALKWAY
- 3 EXISTING PLANTERS TO REMAIN
- 4 EXISTING FIRE HYDRANT TO REMAIN
- 5 EXISTING FIRE DEPT. CONNECTION TO REMAIN

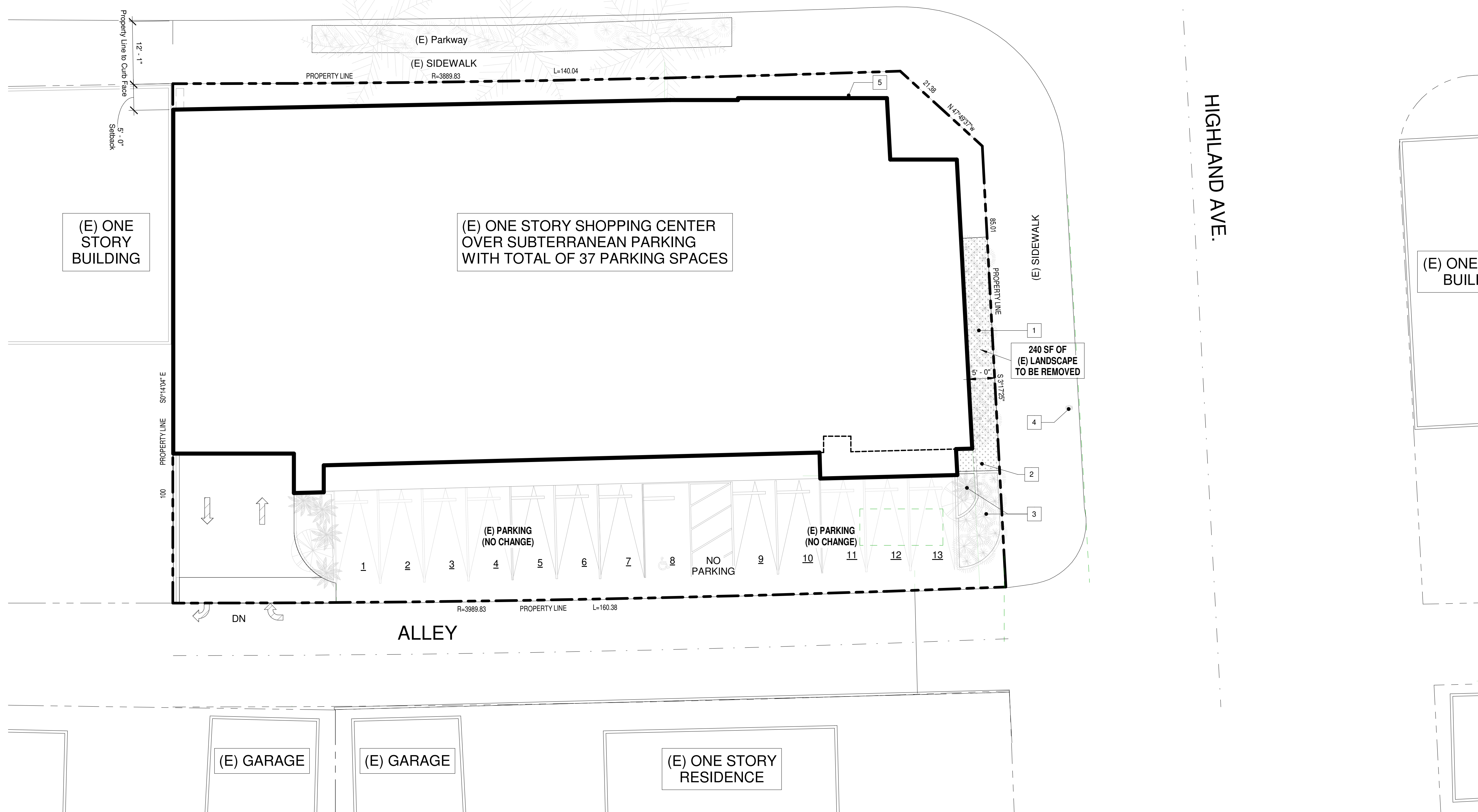


900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
 GLENDALE, CA 91202

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EXISTING & DEMO SITE PLAN

Project Status	Issue Phase



1 EXISTING SITE PLAN
 3/32" = 1'-0"

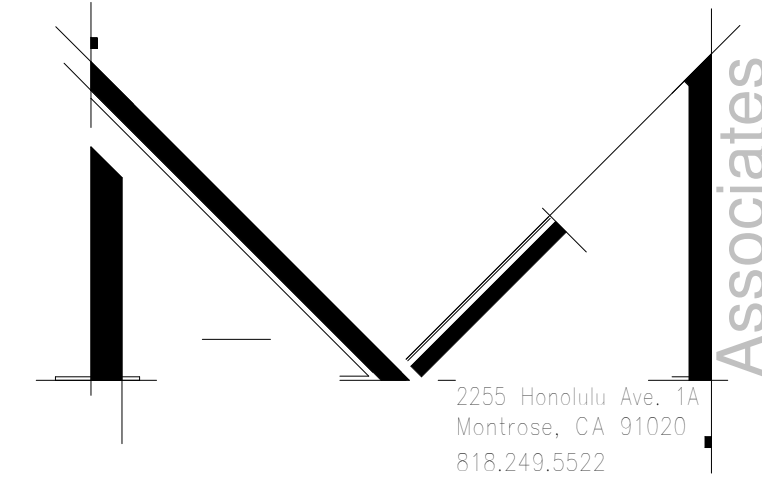
GLENOAKS BLVD

SITE PLAN LEGEND:

- 1 AREA OF PLANTERS REMOVED TO BE RESTORE TO MATCH ADJACENT SIDEWALK
- 2 NEW ADDITIONS
- 3 EXISTING PLANTERS TO REMAIN
- 4 EXISTING FIRE HYDRANT TO REMAIN
- 5 EXISTING FIRE DEPT. CONNECTION TO REMAIN
- 6 PROPOSED NEW ACCESSIBLE PATHWAY TO PUBLIC RIGHT OF WAY

NEIGHBORING WINDOW LEGEND

- WINDOW - FIRST FLOOR



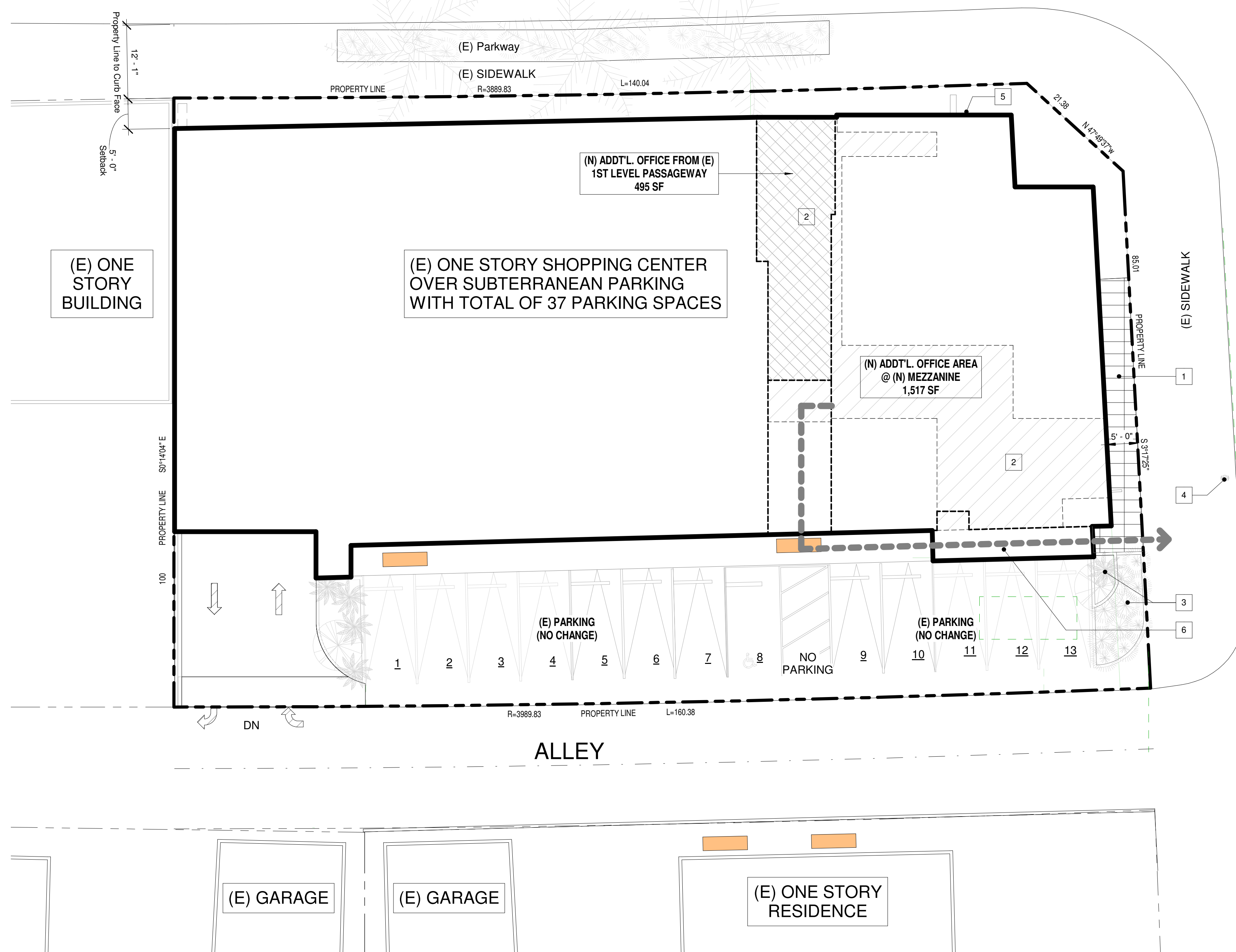
2255 Honolulu Ave., 11
 Montrose, CA 91020
 818.249.5522



900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
 GLENDALE, CA 91202

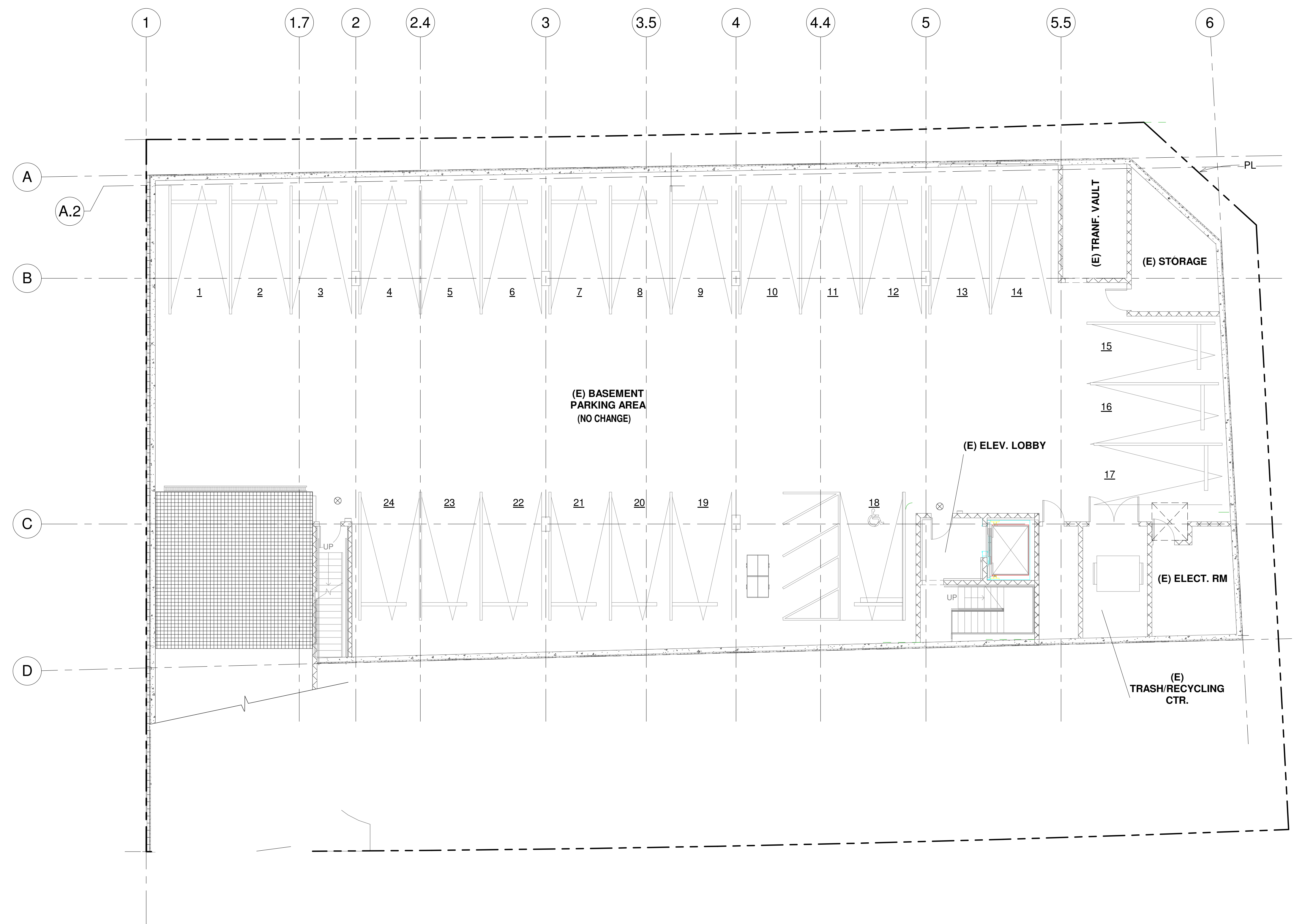
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PROPOSED SITE PLAN



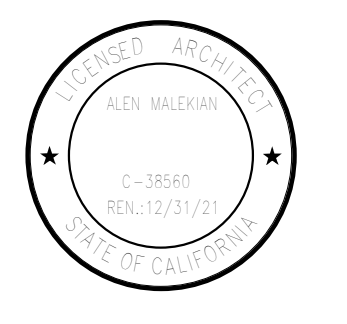
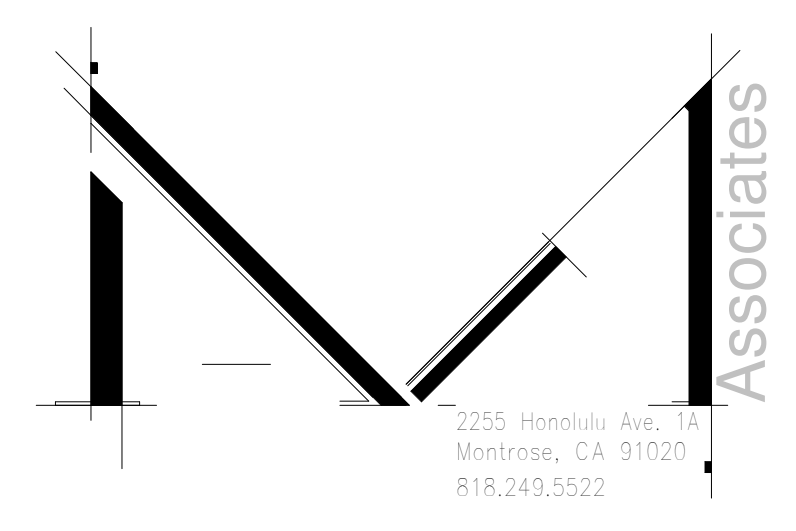
1 PROPOSED SITE PLAN
 3/32" = 1'-0"

Project Status	Issue Phase



DEMO LEGEND:

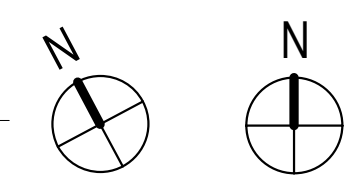
- 1 EXISTING STOREFRONT TO BE REMOVED
- 2 EXISTING DOOR TO BE REMOVED AND TO BE IN-FILL TO MATCH (E) WALL
- 3 EXISTING PLANTERS TO BE REMOVED
- 4 (E) DOORS AND WALLS TO BE REMOVED TO ACCOMMODATE NEW WALKWAY
- 5 (E) LANDSCAPE TO REMAIN
- 6 EXISTING DOOR TO REMAIN
- 7 EXISTING OPEN SKYLIGHT TO BE COVERED.
- 8 EXISTING WALL TO BE REMOVED
- 9 EXISTING STOREFRONT TO REMAIN
- 10 EXISTING STOREFRONT DOOR TO BE REMOVE AND REPLACE WITH FIXED GLASS PANEL



900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
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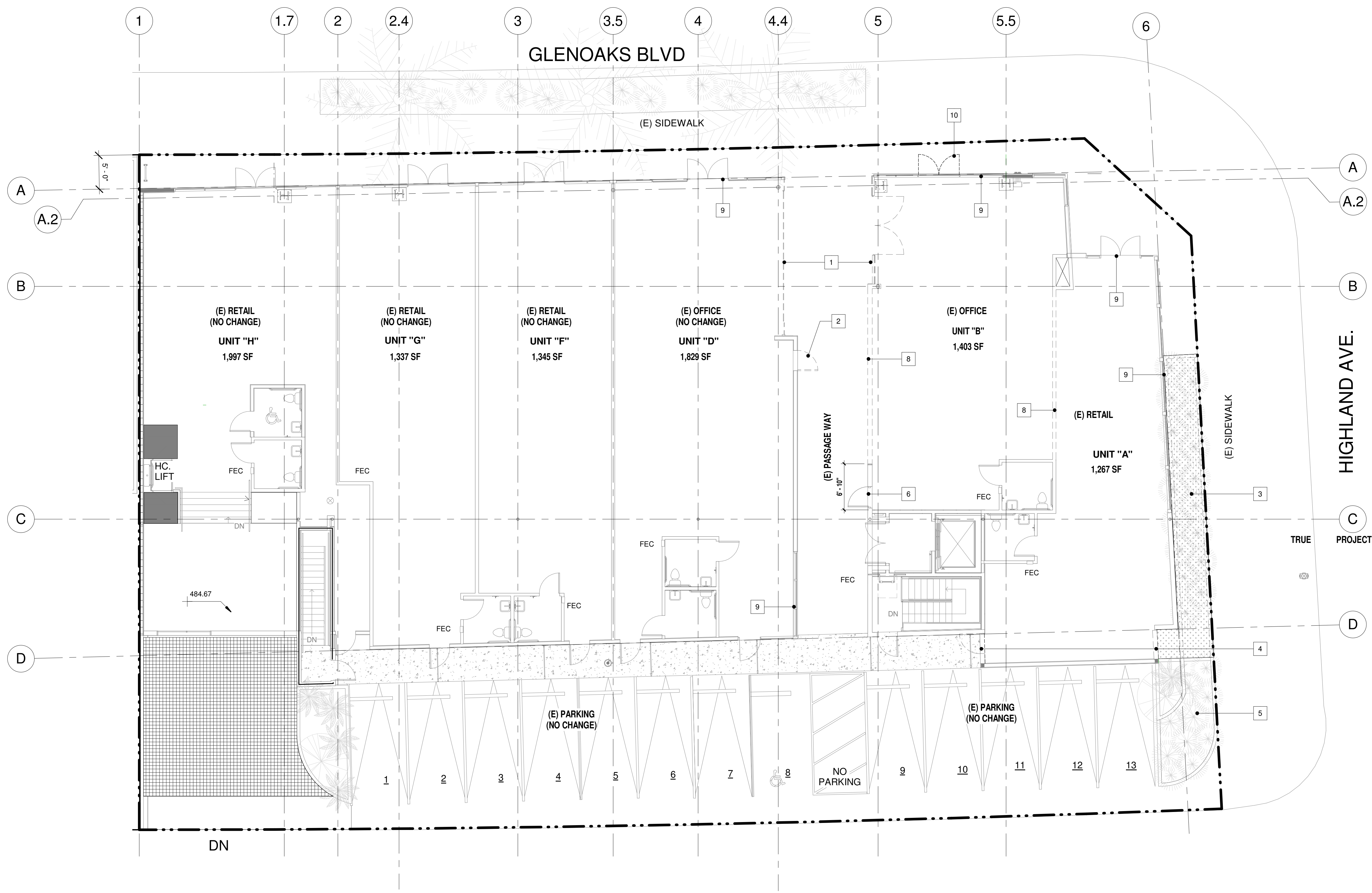
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1 EXISTING BASEMENT (NO CHANGE)
 1/8" = 1'-0"



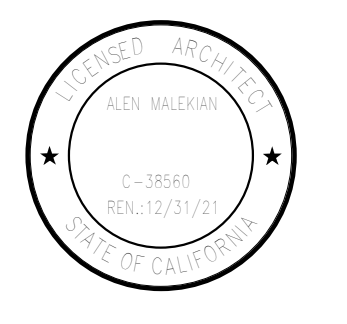
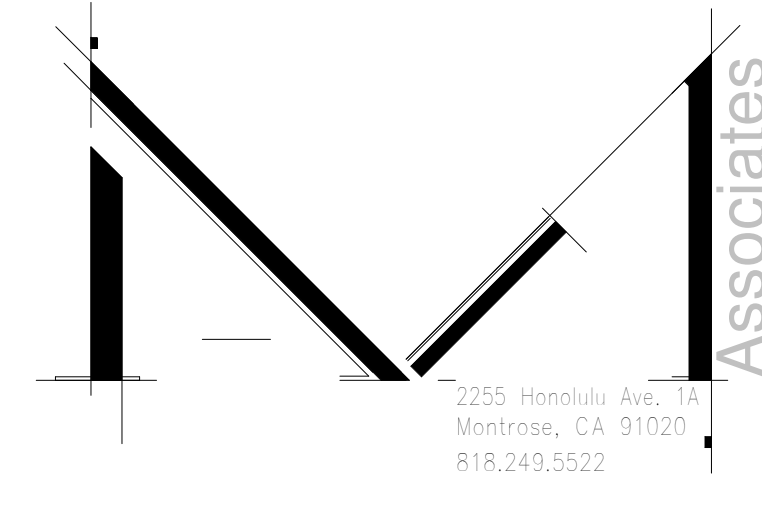
EXISTING BASEMENT PLAN

Project Status	Issue Phase



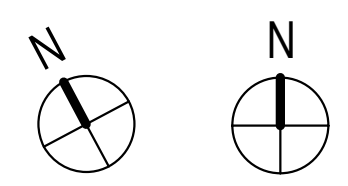
DEMO LEGEND:

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900 GLENOAKS OFFICE ADDITION
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 GLENDALE, CA 91202

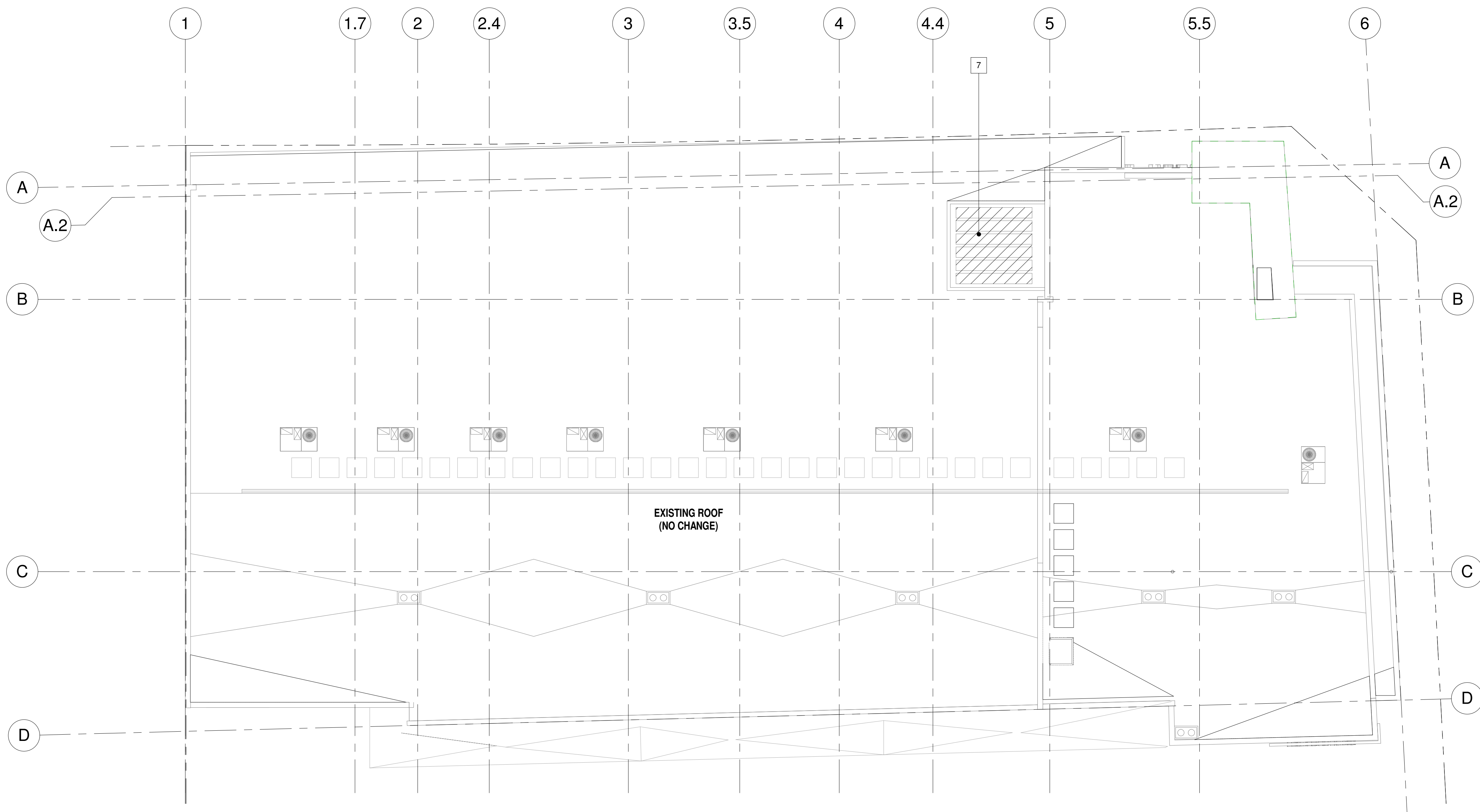
1 EXISTING AND DEMO PLAN - LEVEL 1
 1/8" = 1'-0"



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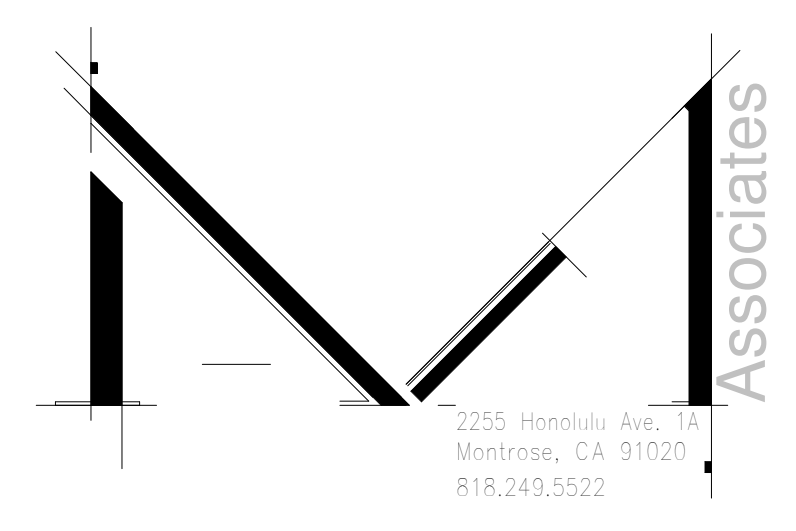
EXISTING AND DEMO PLAN - LEVEL 1

Project Status	ISSUE PHASE
	ISSUE TYPE
	PROJECT NUMBER
	ISSUE BY
	ISSUE DATE



DEMO LEGEND:

- 1 EXISTING STOREFRONT TO BE REMOVED
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900 GLENOAKS OFFICE ADDITION
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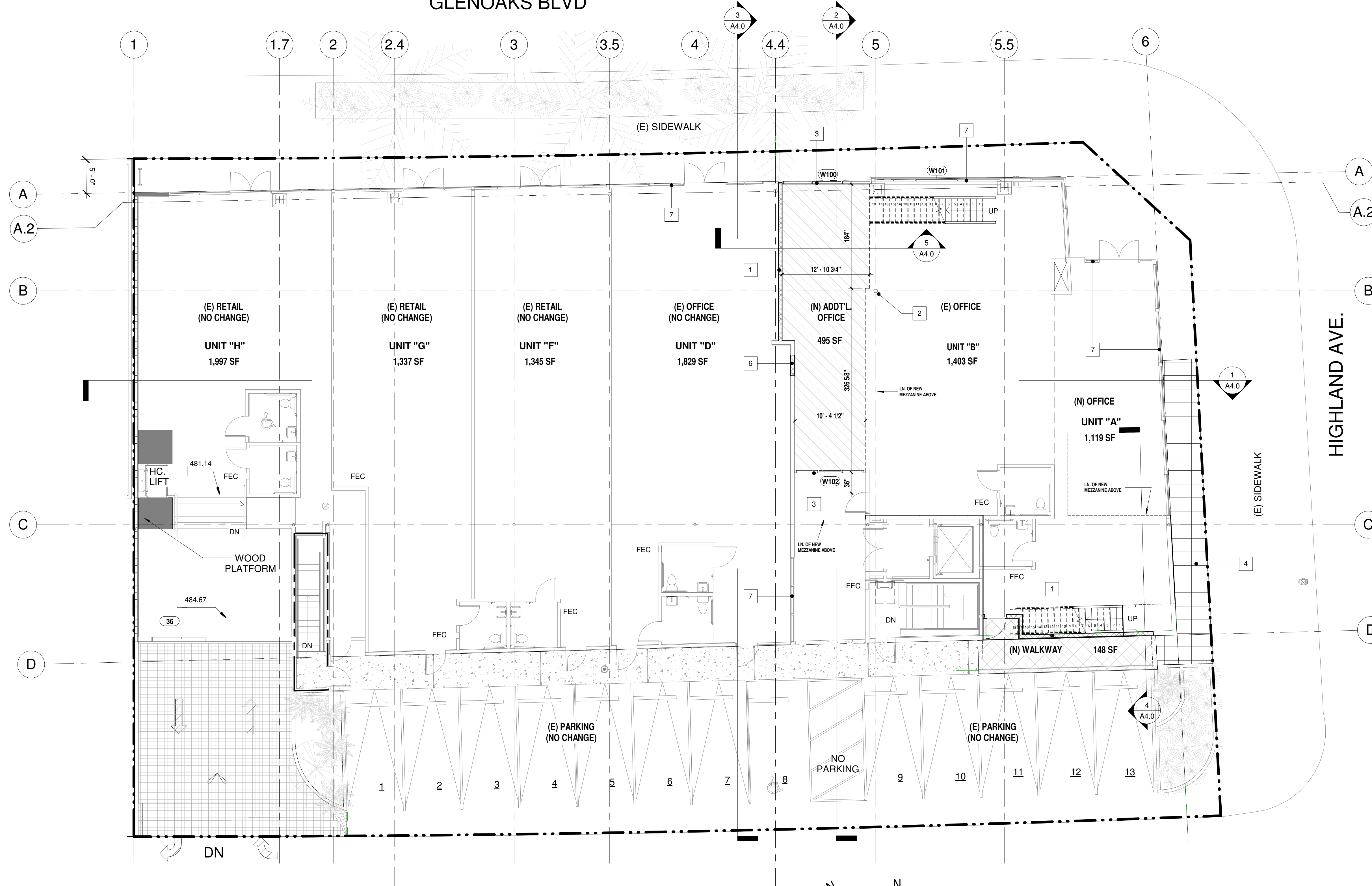
1 EXISTING AND DEMO ROOF PLAN
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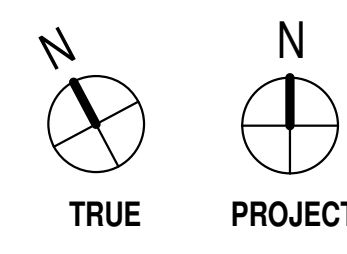
EXISTING AND DEMO ROOF PLAN

Project Status
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 ISSUE DATE
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 CHECKED BY

GLENOAKS BLVD

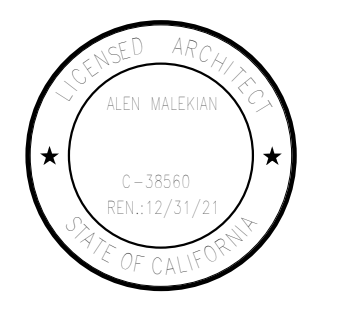
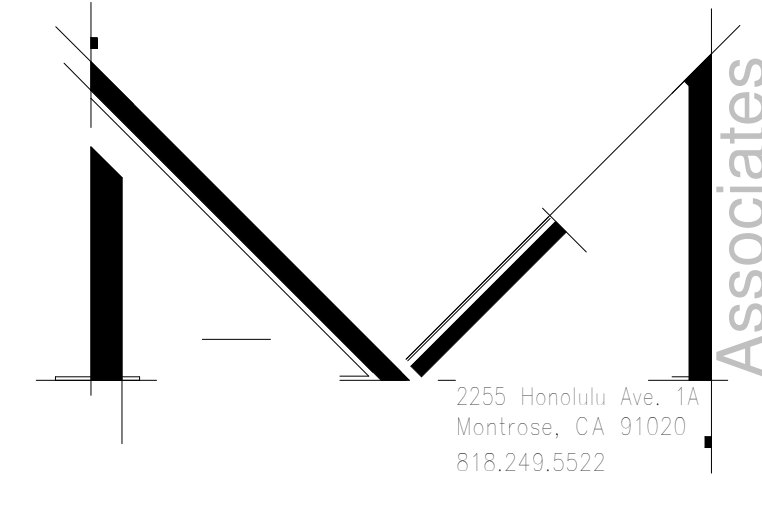


1 LEVEL 1
1/8" = 1'-0"



BLDG. LEGEND:

- 1 NEW DRYWALL
- 2 EXISTING COLUMN TO REMAIN
- 3 NEW STOREFRONT
- 4 AREA OF PLANTERS REMOVED TO BE RESTORE TO MATCH ADJACENT SIDEWALK
- 5 AREA OF (E) SKYLIGHT TO BE COVERED AND RESTORE WATERPROOFING
- 6 NEW IN-FILL WALL TO MATCH EXISTING WALL
- 7 EXISTING STOREFRONT TO REMAIN
- 8 PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW MEZZANINE FLOOR
- 9 NEW 42" MIN. HIGH GUARDRAIL

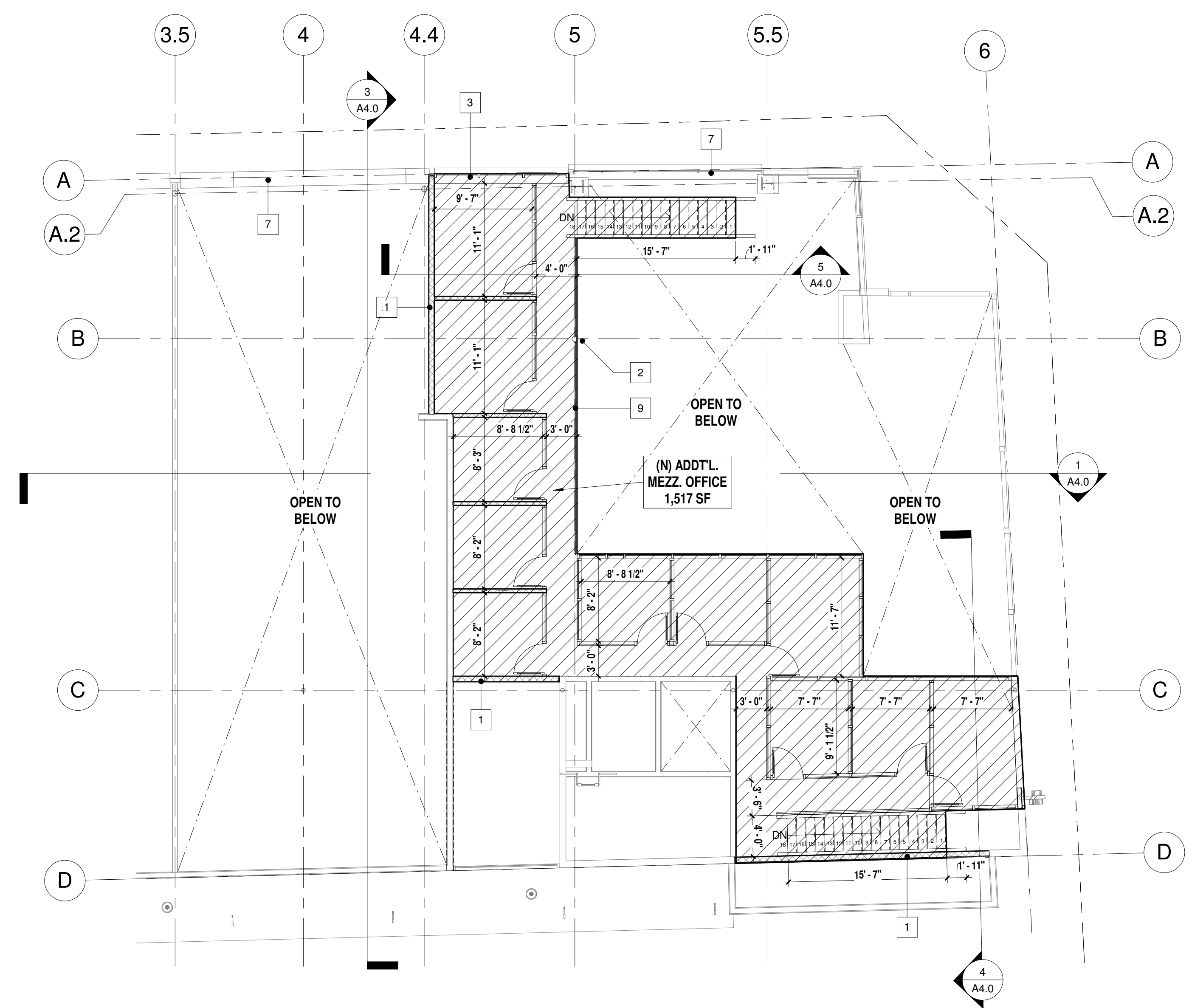


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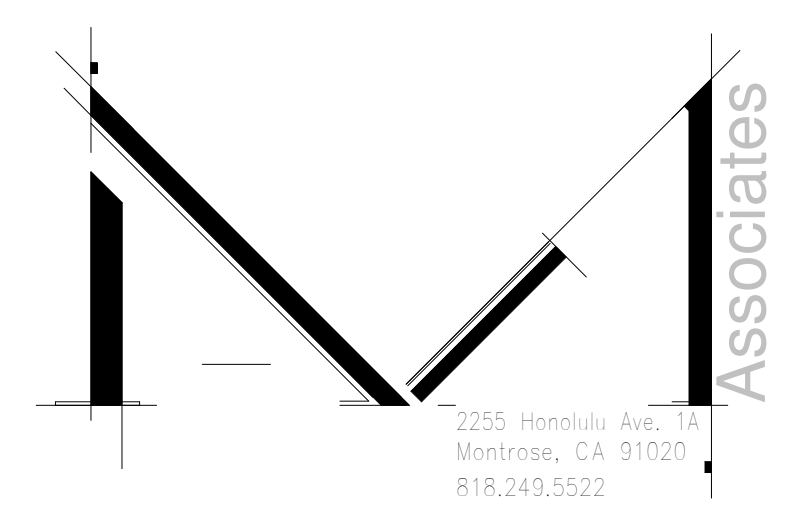
PROPOSED FIRST FLOOR PLAN

Project Status	Issue Phase

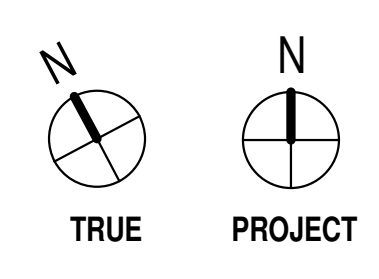


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- 9 NEW 42" MIN. HIGH GUARDRAIL



2 PROPOSED NEW MEZZANINE LEVEL PLAN
 1/8" = 1'-0"

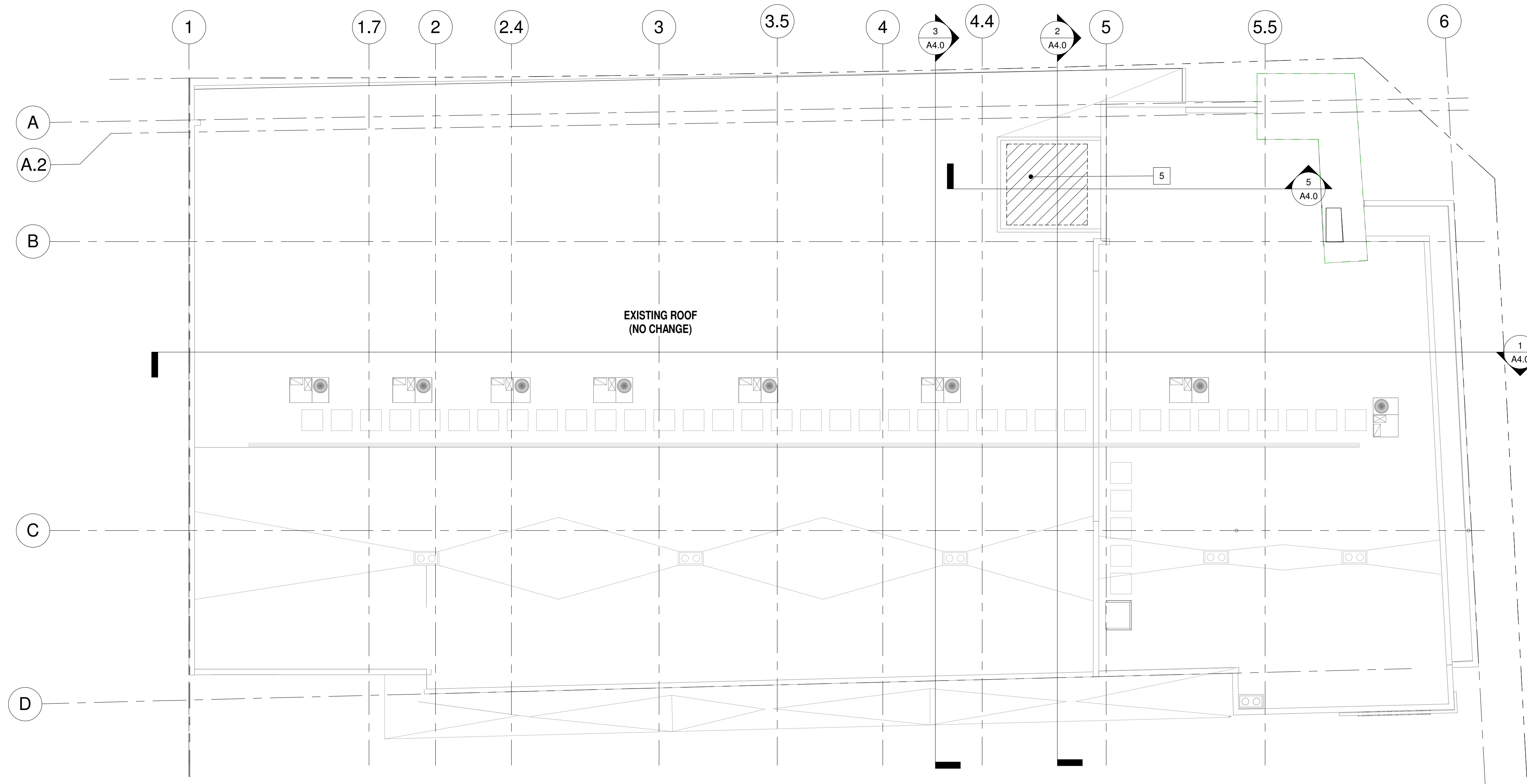


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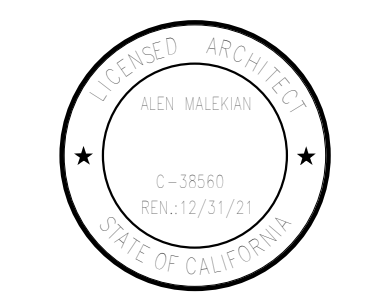
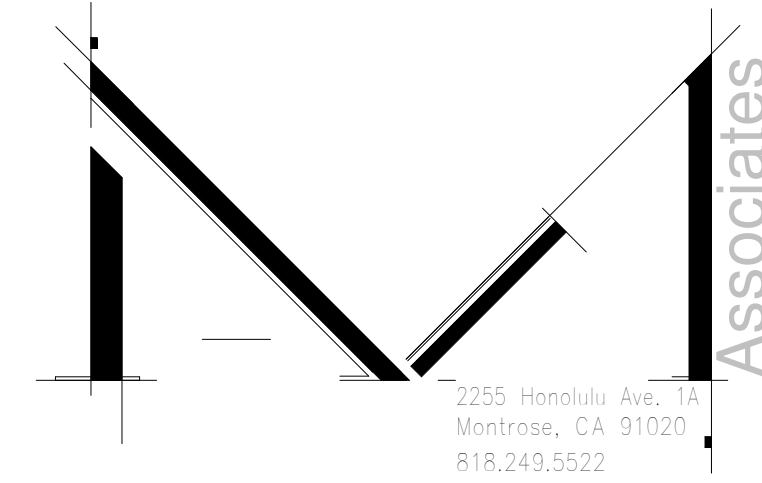
PROPOSED MEZZANINE FLOOR PLAN

Project Status	Issue Phase



BLDG. LEGEND:

- 1 NEW DRYWALL
- 2 EXISTING COLUMN TO REMAIN
- 3 NEW STOREFRONT
- 4 AREA OF PLANTERS REMOVED TO BE RESTORE TO MATCH ADJACENT SIDEWALK
- 5 AREA OF (E) SKYLIGHT TO BE COVERED AND RESTORE WATERPROOFING
- 6 NEW IN-FILL WALL TO MATCH EXISTING WALL
- 7 EXISTING STOREFRONT TO REMAIN
- 8 PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW MEZZANINE FLOOR
- 9 NEW 42" MIN. HIGH GUARDRAIL



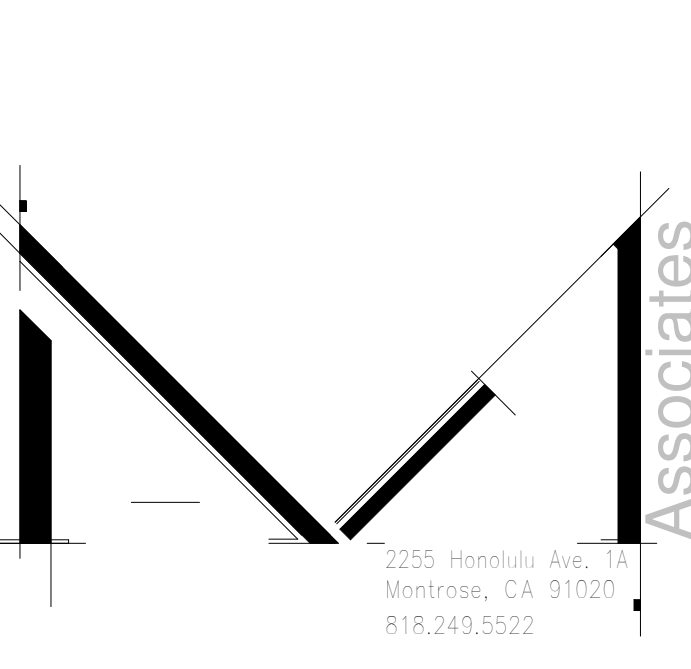
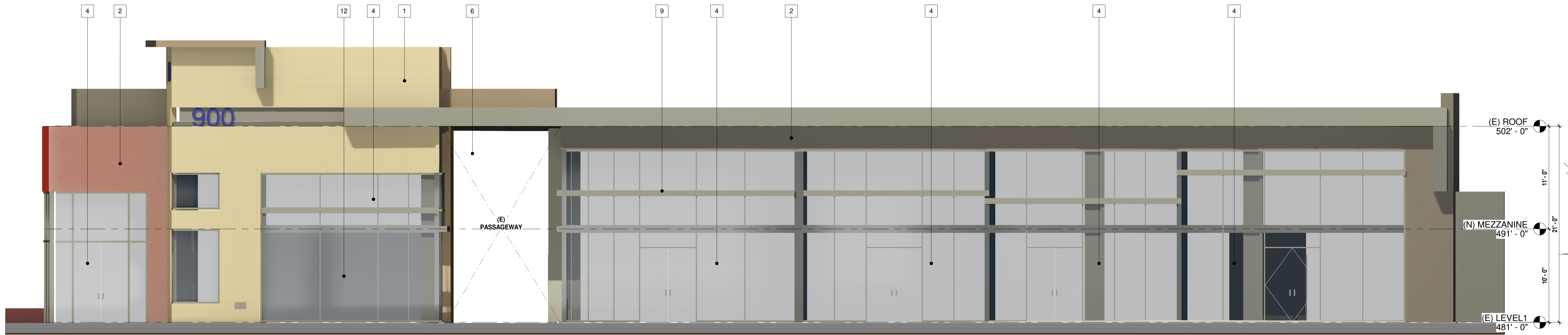
1 ROOF PLAN
 1/8" = 1'-0"
 TRUE PROJECT

900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
 GLENDALE, CA 91202

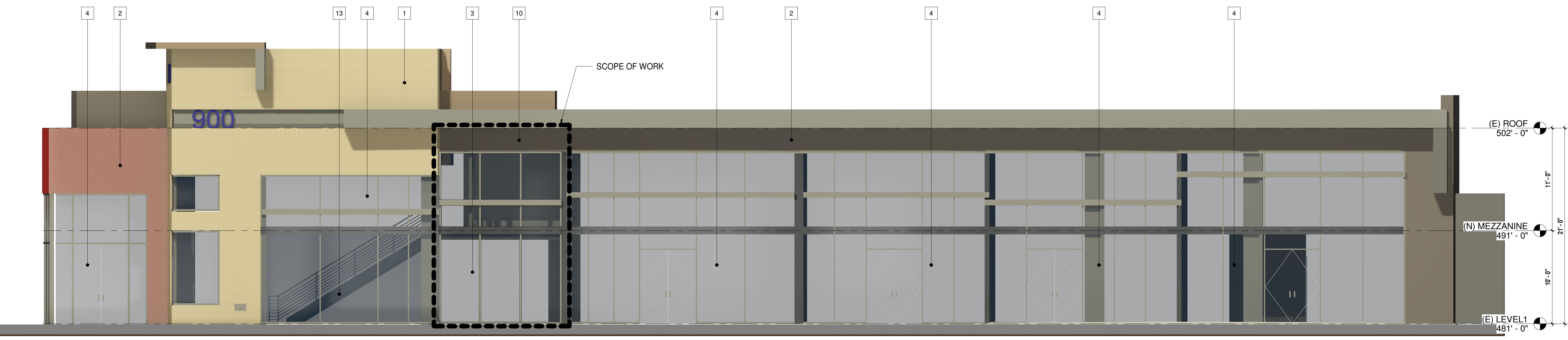
PLOTTED DATE
 12/24/2020 12:36:52 PM

PROPOSED ROOF PLAN

Project Status
 ISSUE PHASE
 ISSUE DATE
 PROJECT NUMBER
 DRAWN BY
 CHECKED BY



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



900 GLENOAKS OFFICE ADDITION
900 W. GLENOAKS BLVD,
GLENDALE, CA 91202

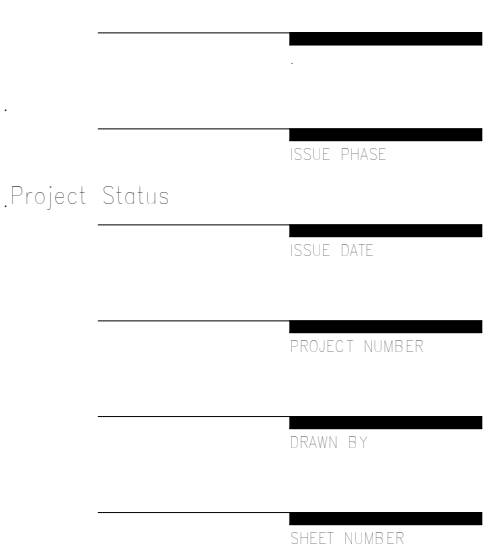
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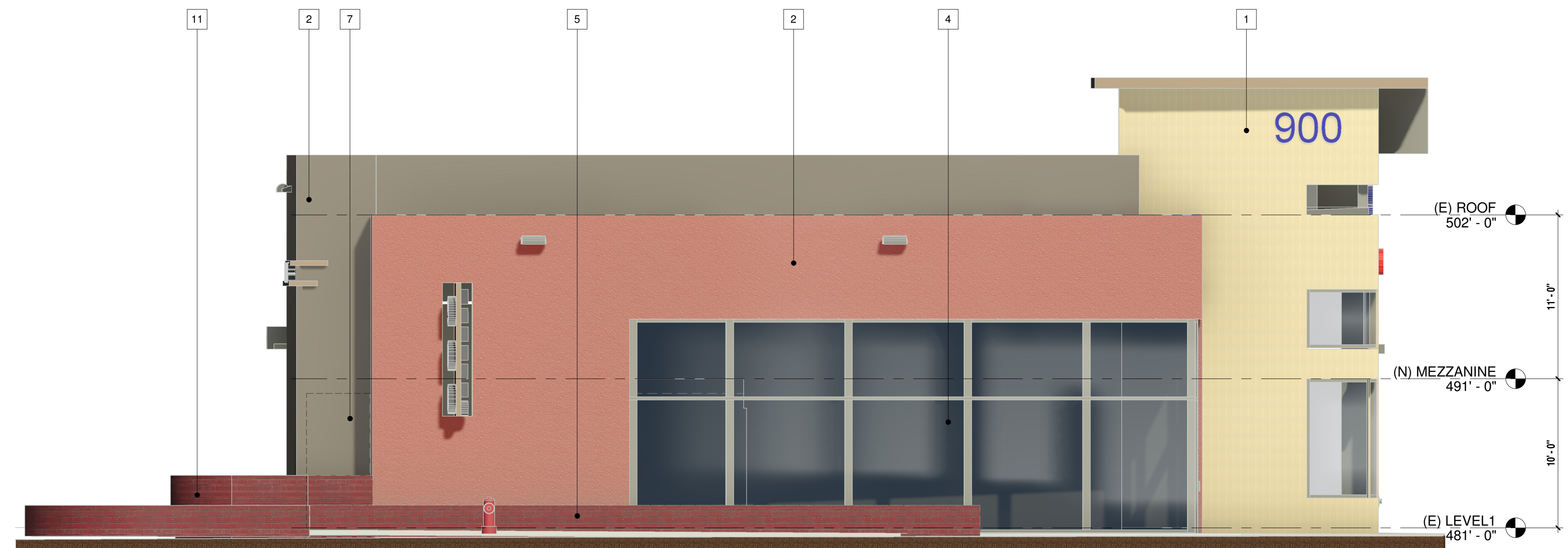
2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATIONS

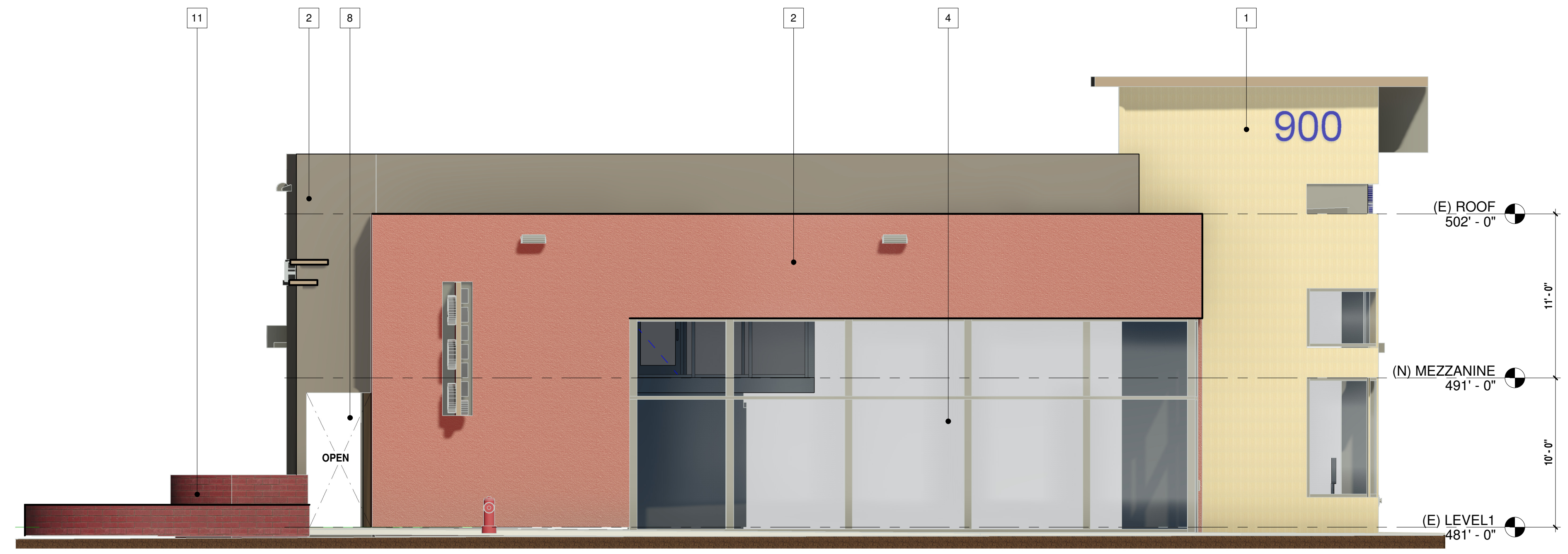
ELEVATION LEGEND:

- | | | | |
|--|--|--|--|
| 1 EXISTING STONE CLADDING WALL TO REMAIN | 4 EXISTING STOREFRONT TO REMAIN | 7 PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW WALK WAY | 11 EXISTING PLANTERS TO REMAIN |
| 2 EXISTING PLASTER WALL TO REMAIN | 5 EXISTING PLANTERS TO BE REMOVED | 8 NEW WALKWAY OPENING | 12 EXISTING STOREFRONT DOOR TO BE REMOVED AND REPLACE WITH FIXED GLASS PANEL |
| 3 NEW ANODIZED ALUMINUM STOREFRONT TO MATCH EXISTING | 6 EXISTING PENDANT LIGHT TO BE REMOVED | 9 NOT USED | 13 NEW FIXED GLASS PANEL |
| | | 10 NEW PLASTER WALL TO MATCH EXISTING GREEN PAINT V.I.F. | 14 NEW PLASTER WALL TO MATCH EXISTING YELLOW PAINT V.I.F. |





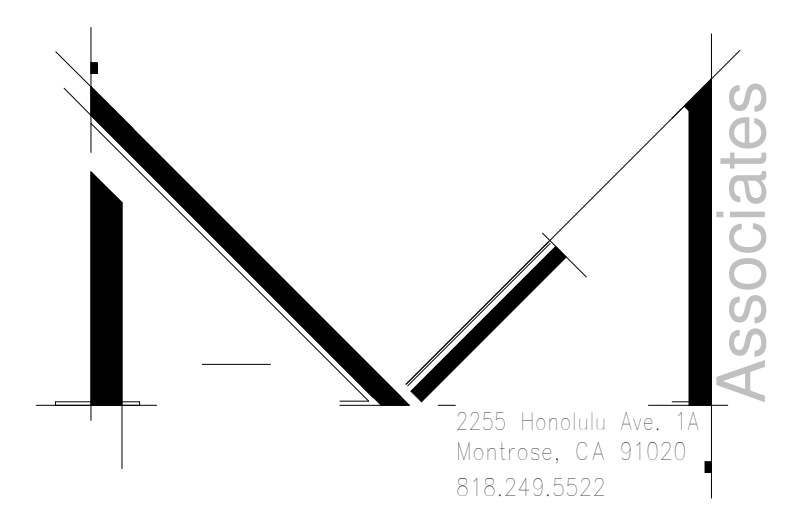
2 EXISTING EAST ELEVATION
3/16" = 1'-0"



1 PROPOSED EAST ELEVATION
3/16" = 1'-0"

ELEVATION LEGEND:

- | | | | |
|--|--|--|--|
| 1 EXISTING STONE CLADDING WALL TO REMAIN | 4 EXISTING STOREFRONT TO REMAIN | 7 PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW WALK WAY | 11 EXISTING PLANTERS TO REMAIN |
| 2 EXISTING PLASTER WALL TO REMAIN | 5 EXISTING PLANTERS TO BE REMOVED | 8 NEW WALKWAY OPENING | 12 EXISTING STOREFRONT DOOR TO BE REMOVED AND REPLACE WITH FIXED GLASS PANEL |
| 3 NEW ANODIZED ALUMINUM STOREFRONT TO MATCH EXISTING | 6 EXISTING PENDANT LIGHT TO BE REMOVED | 9 NOT USED | 13 NEW FIXED GLASS PANEL |
| | | 10 NEW PLASTER WALL TO MATCH EXISTING GREEN PAINT V.I.F. | 14 NEW PLASTER WALL TO MATCH EXISTING YELLOW PAINT V.I.F. |

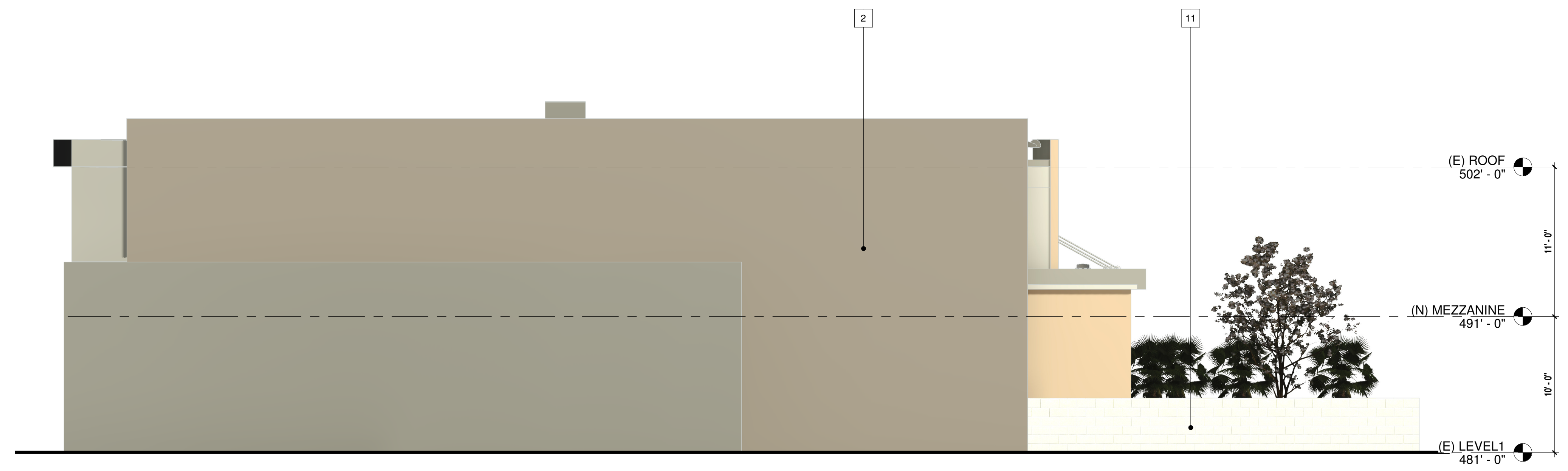


900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
 GLENDALE, CA 91202

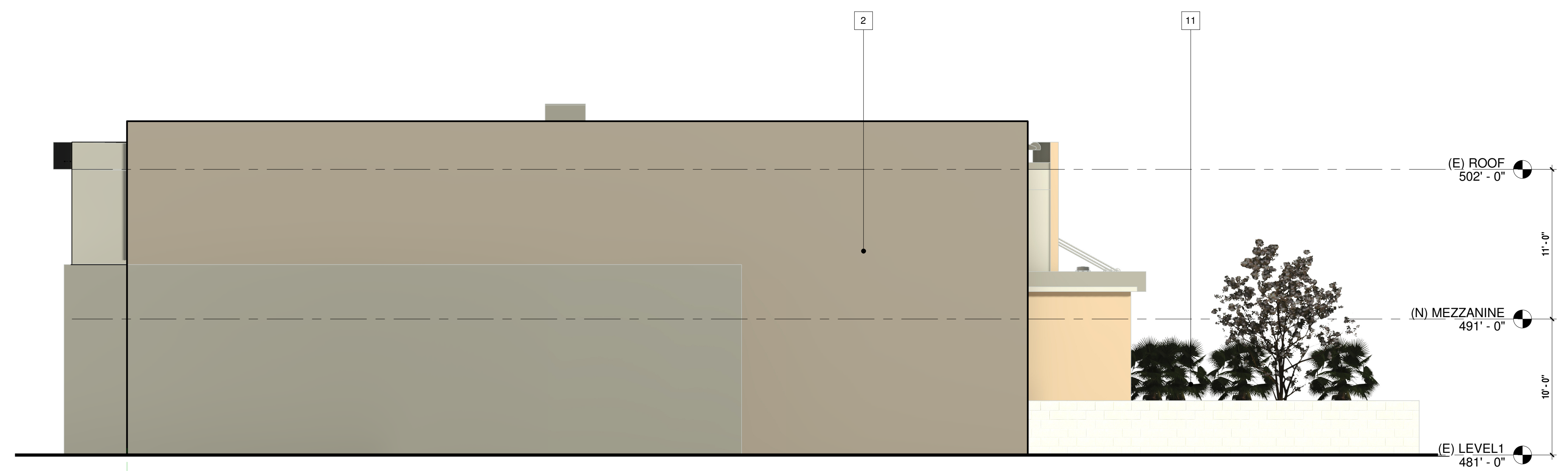
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EXTERIOR ELEVATION

Project Status	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE



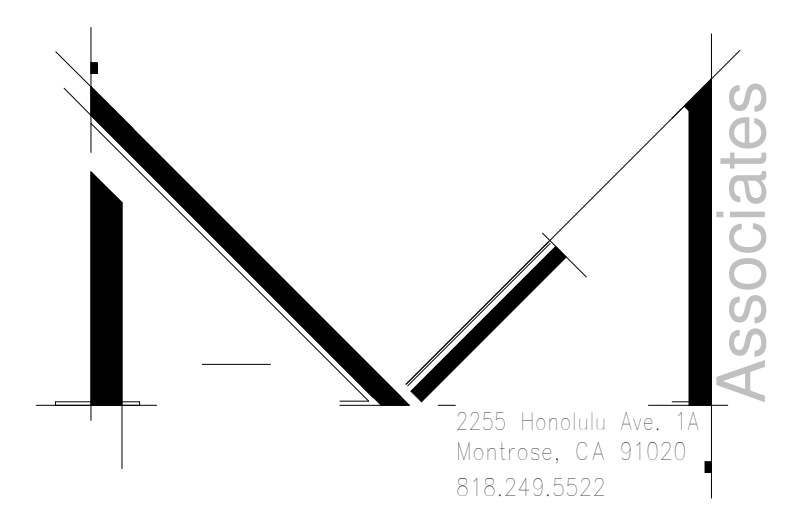
2 EXISTING WEST ELEVATION
3/16" = 1'-0"



1 PROPOSED WEST ELEVATION (NO CHANGE)
3/16" = 1'-0"

ELEVATION LEGEND:

- | | | | |
|--|--|--|--|
| 1 EXISTING STONE CLADDING WALL TO REMAIN | 4 EXISTING STOREFRONT TO REMAIN | 7 PORTION OF EXISTING WALL TO BE REMOVED TO ACCOMMODATE NEW WALK WAY | 11 EXISTING PLANTERS TO REMAIN |
| 2 EXISTING PLASTER WALL TO REMAIN | 5 EXISTING PLANTERS TO BE REMOVED | 8 NEW WALKWAY OPENING | 12 EXISTING STOREFRONT DOOR TO BE REMOVED AND REPLACE WITH FIXED GLASS PANEL |
| 3 NEW ANODIZED ALUMINUM STOREFRONT TO MATCH EXISTING | 6 EXISTING PENDANT LIGHT TO BE REMOVED | 9 NOT USED | 13 NEW FIXED GLASS PANEL |
| | | 10 NEW PLASTER WALL TO MATCH EXISTING GREEN PAINT V.I.F. | 14 NEW PLASTER WALL TO MATCH EXISTING YELLOW PAINT V.I.F. |

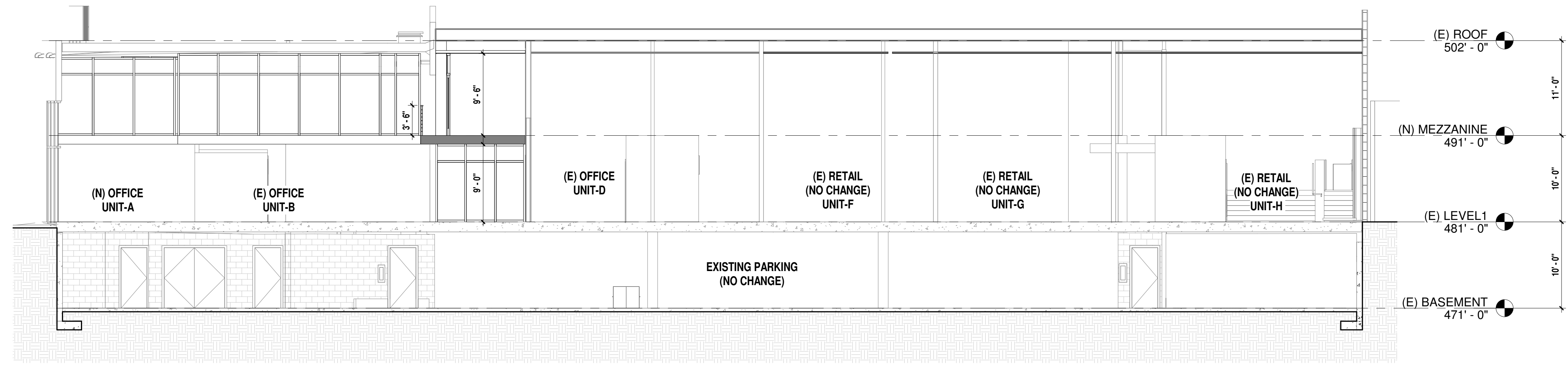


900 GLENOAKS OFFICE ADDITION
900 W. GLENOAKS BLVD,
GLENDALE, CA 91202

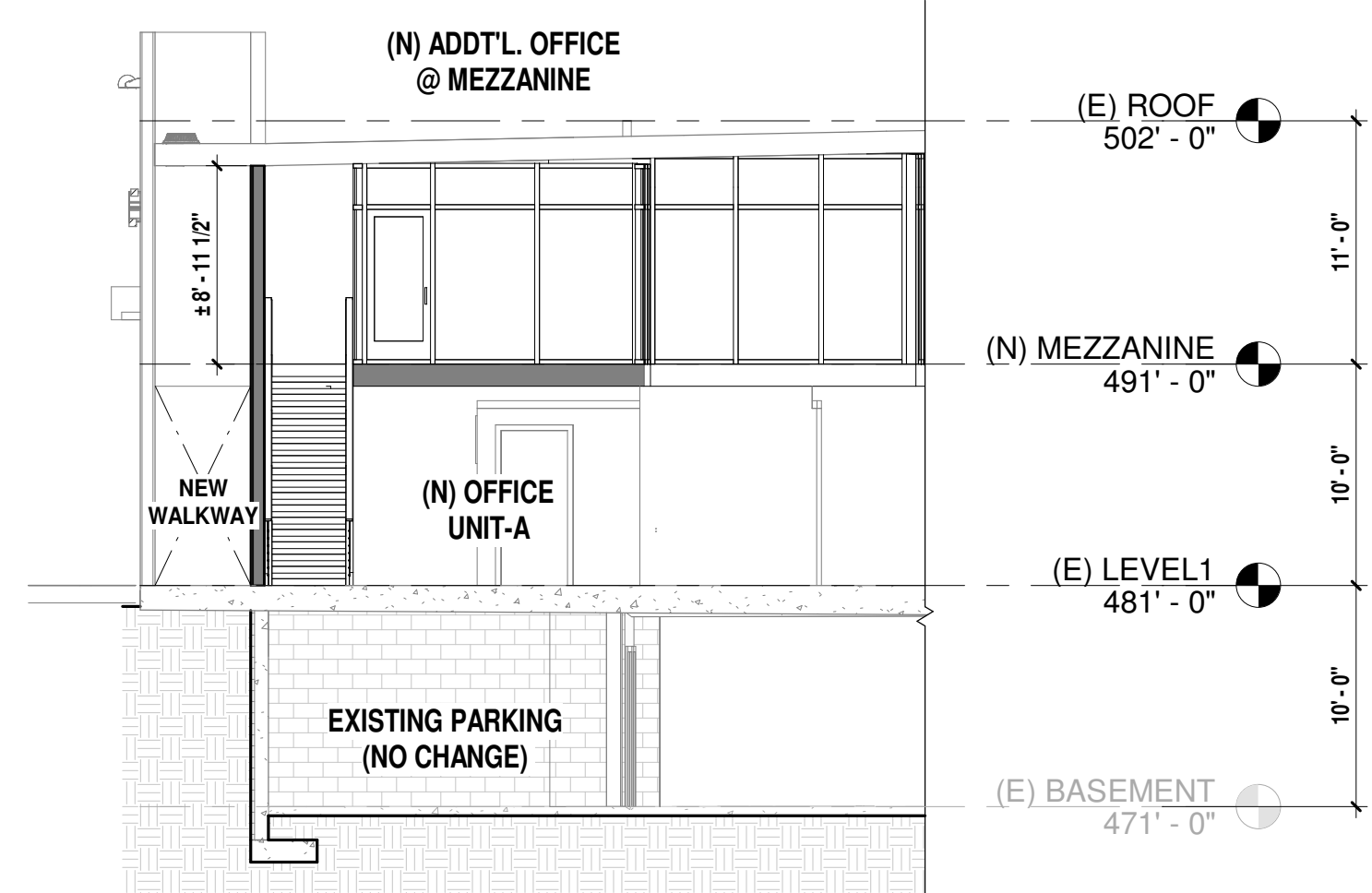
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PLOT DATE

EXTERIOR ELEVATION

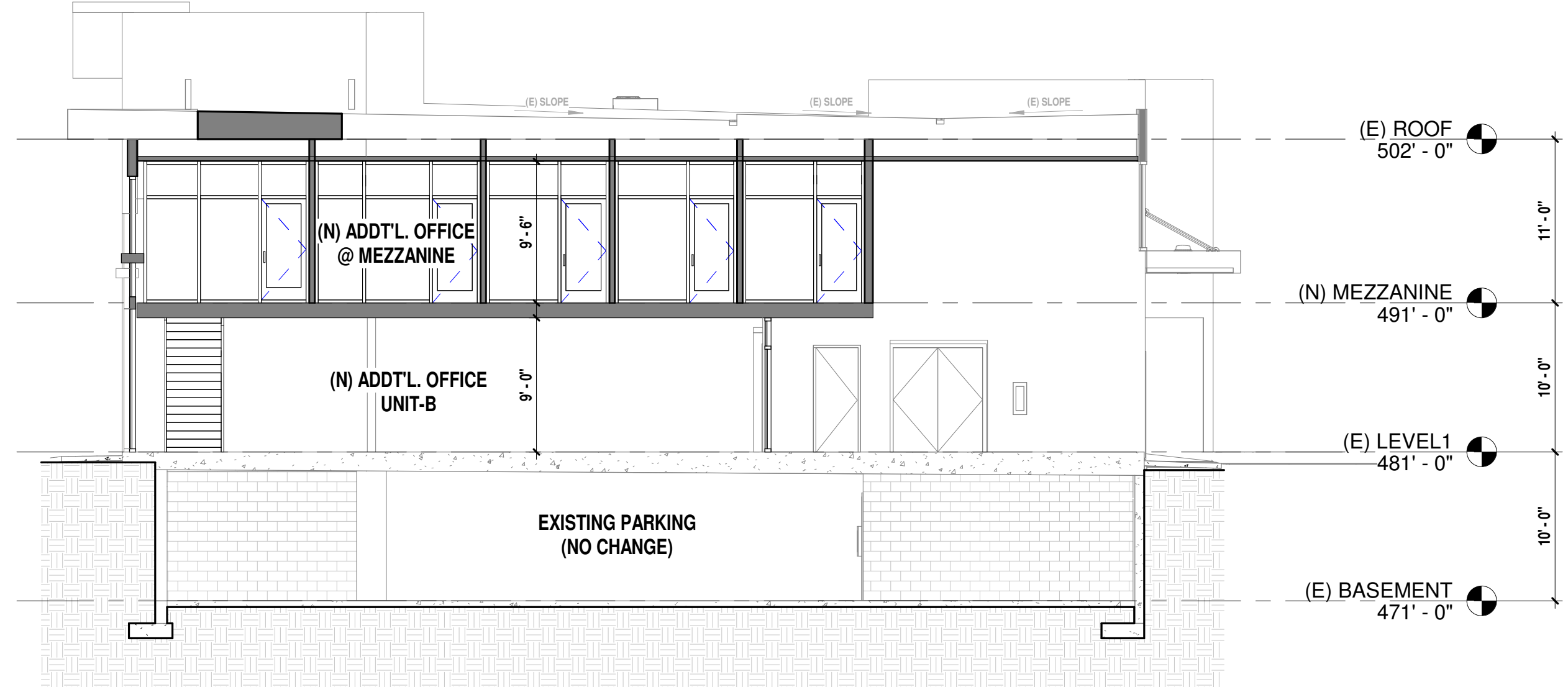
Project Status	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE
	ISSUE PHASE



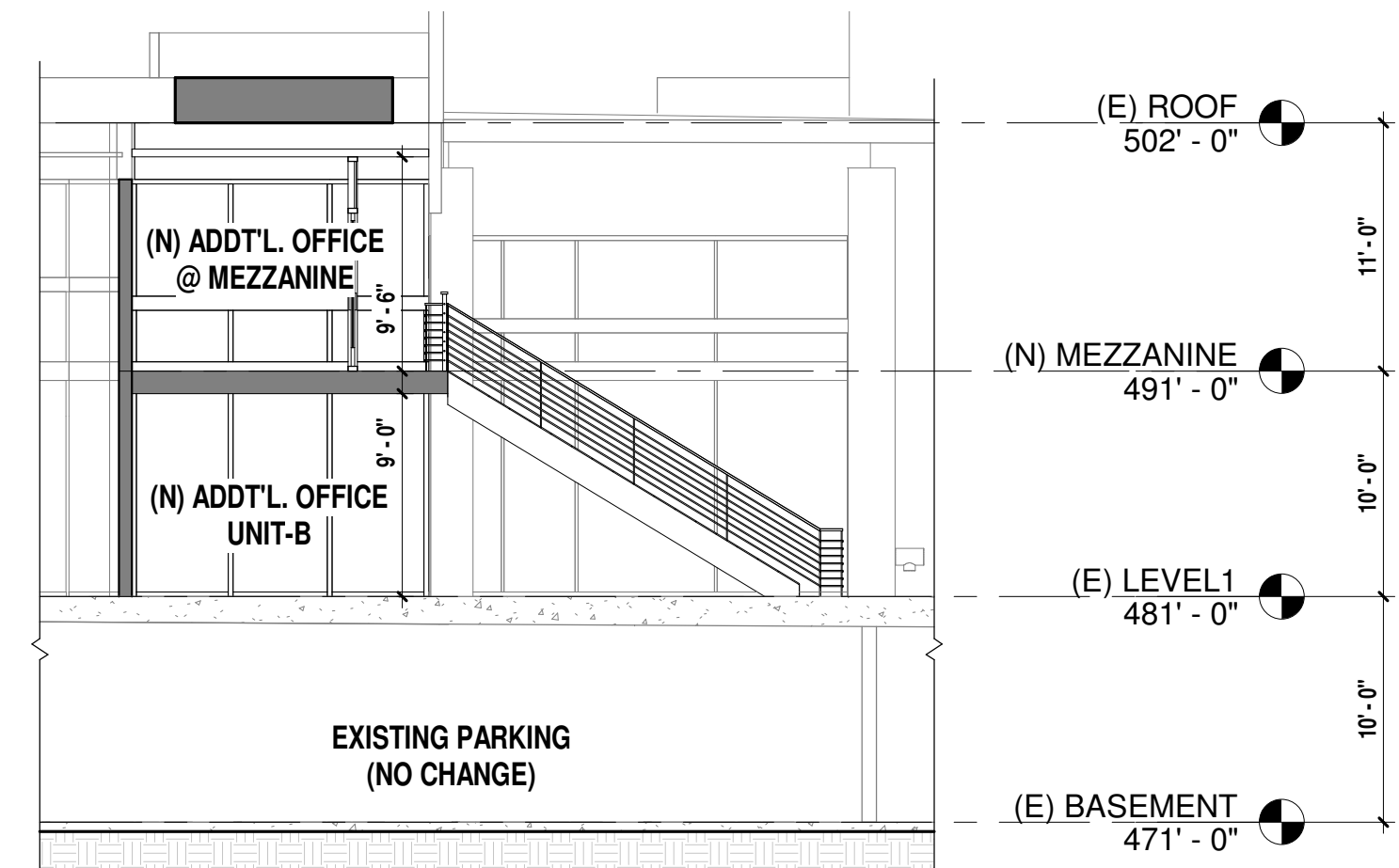
1 SECTION A
1/8" = 1'-0"



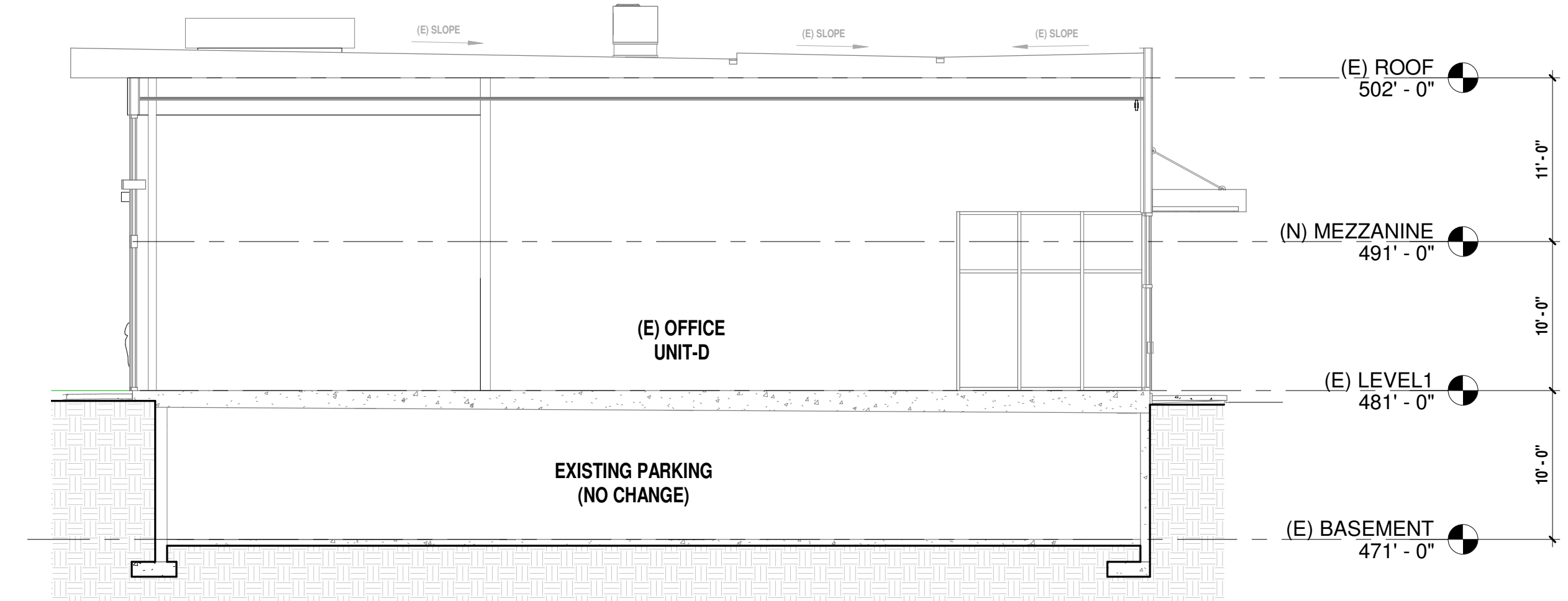
4 SECTION D
1/8" = 1'-0"



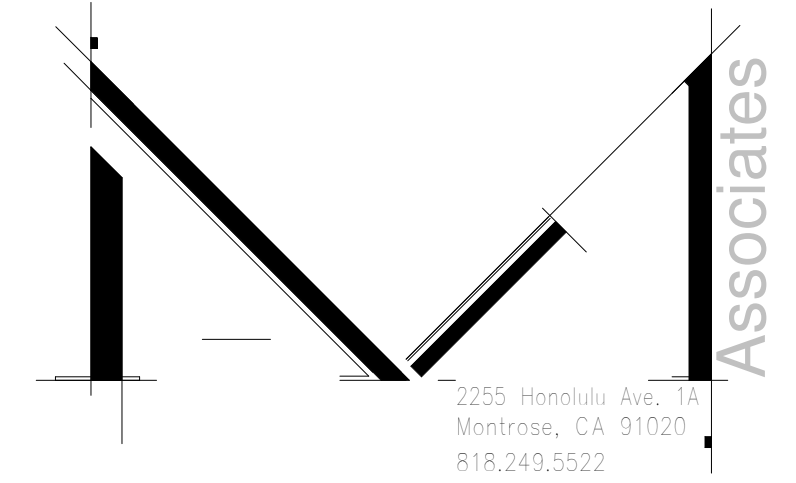
2 SECTION B
1/8" = 1'-0"



5 SECTION E
1/8" = 1'-0"



3 SECTION C
1/8" = 1'-0"

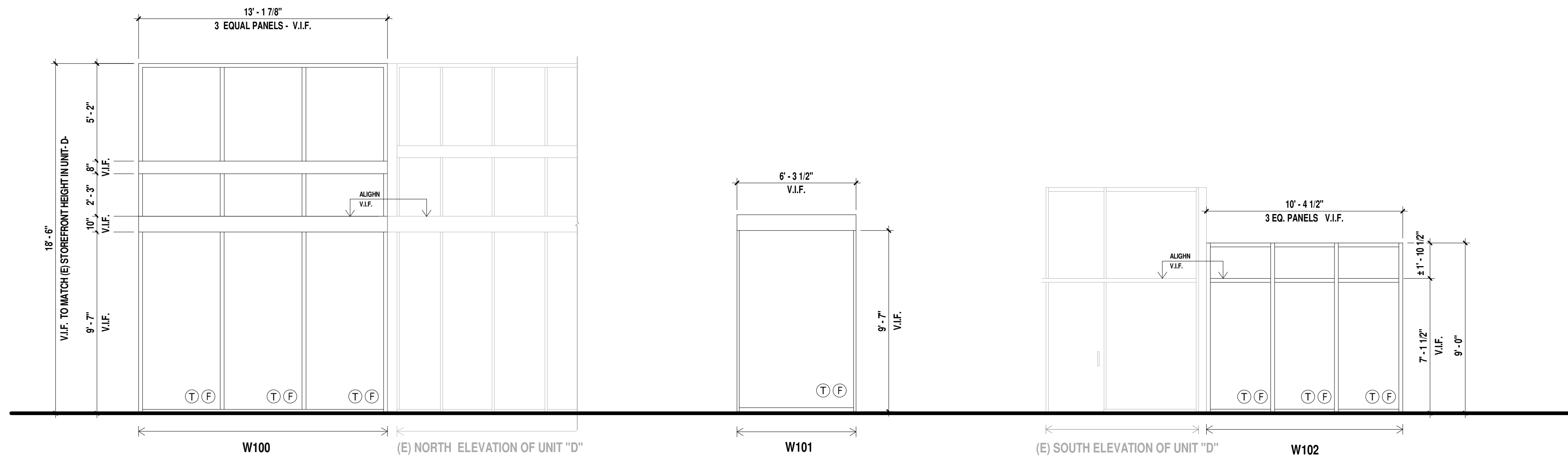


900 GLENOAKS OFFICE ADDITION
900 W. GLENOAKS BLVD,
GLENDAL, CA 91202

12/24/2020 12:37:18 PM

SECTIONS

Project Status	Issue Phase	Issue Title	Project Number	Drawn By	Check/Revise



ALUMINUM / GLASS
ANODIZED ALUMINUM STOREFRONT
W/ ALUMINUM FINISH
BY "CRL" OR APRVD. EQ.
TO MATCH (E) STOREFRONTS
FIXED WINDOW

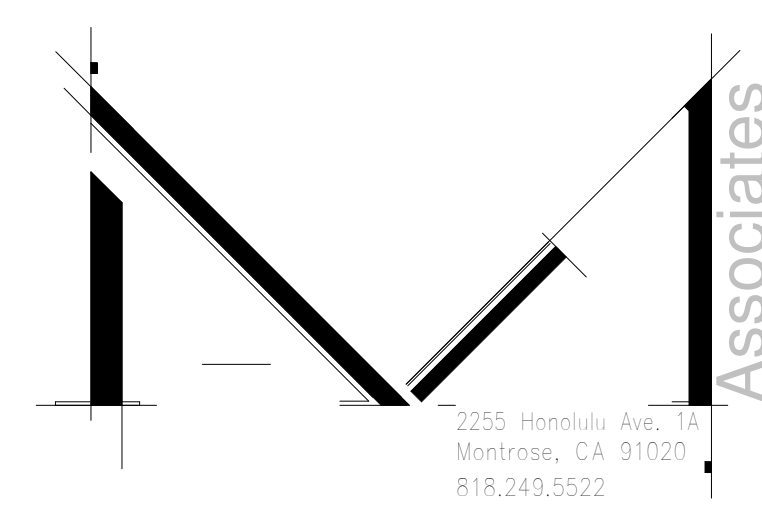
① W100
1/4" = 1'-0"

ALUMINUM / GLASS
ANODIZED ALUMINUM STOREFRONT
W/ ALUMINUM FINISH
BY "CRL" OR APRVD. EQ.
TO MATCH (E) STOREFRONTS
FIXED WINDOW

② W101
1/4" = 1'-0"

ALUMINUM / GLASS
ANODIZED ALUMINUM STOREFRONT
W/ ALUMINUM FINISH
BY "CRL" OR APRVD. EQ.
TO MATCH (E) STOREFRONTS
FIXED WINDOW

③ W102
1/4" = 1'-0"

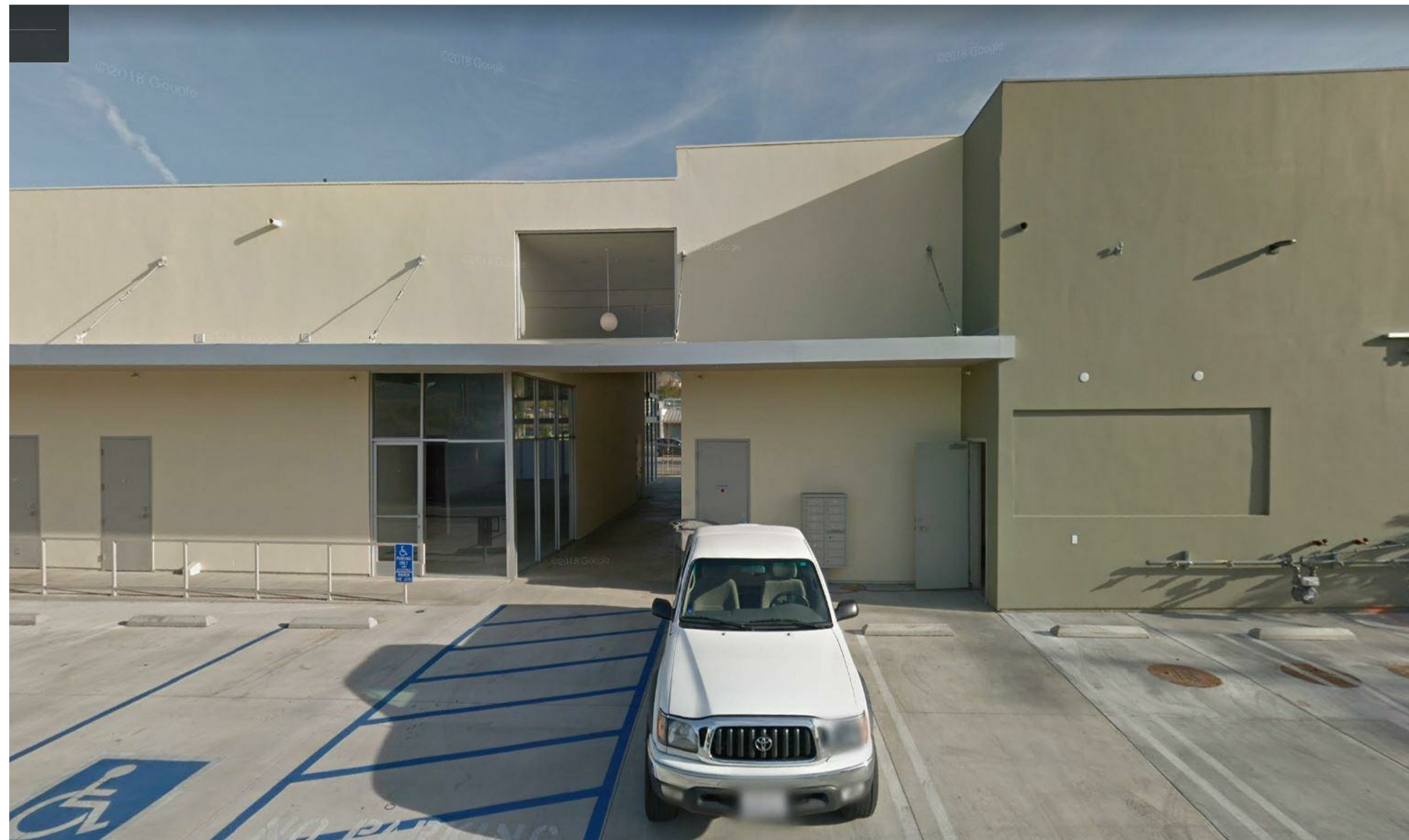


900 GLENOAKS OFFICE
ADDITION
900 W. GLENOAKS BLVD,
GLENDALE, CA 91202

12/24/2020 12:37:18 PM

SCHEDULES

Project Status	Issue Phase	Issue Date	Project Number	Drawn By	Checked By



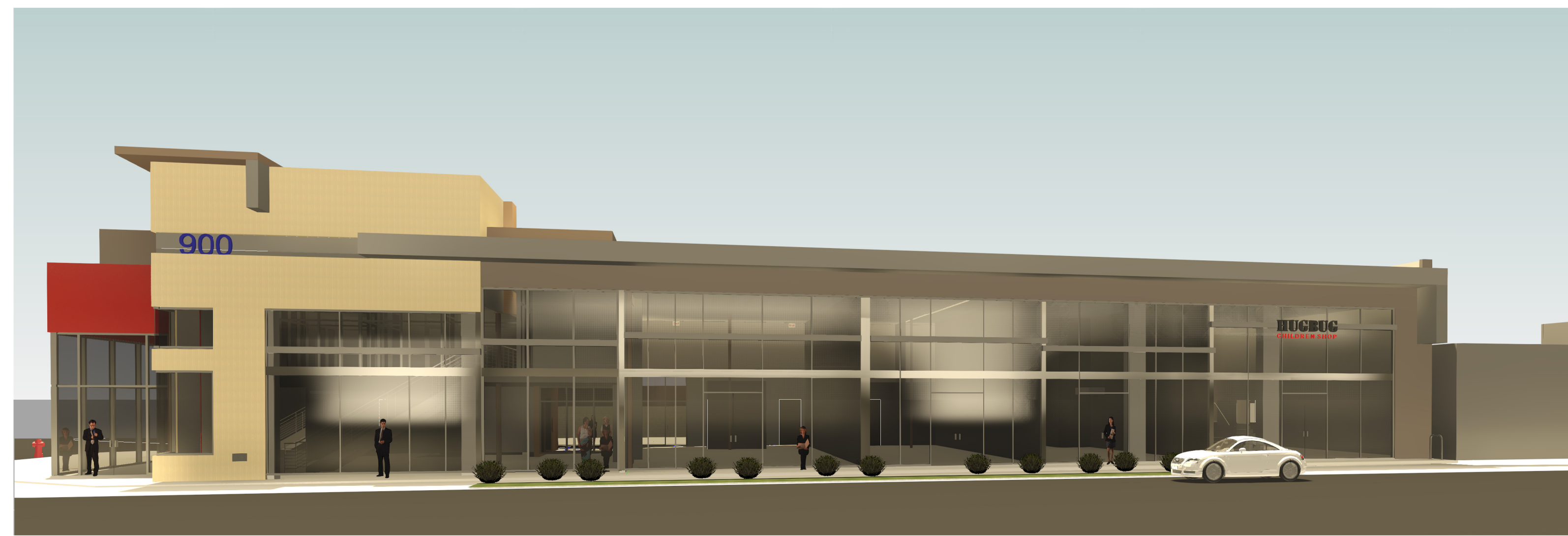
EXISTING VIEW @ ALLEY



EXISTING VIEW @ GLENOAKS



PROPOSED VIEW @ ALLEY



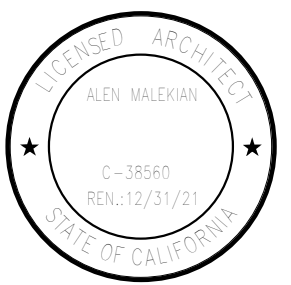
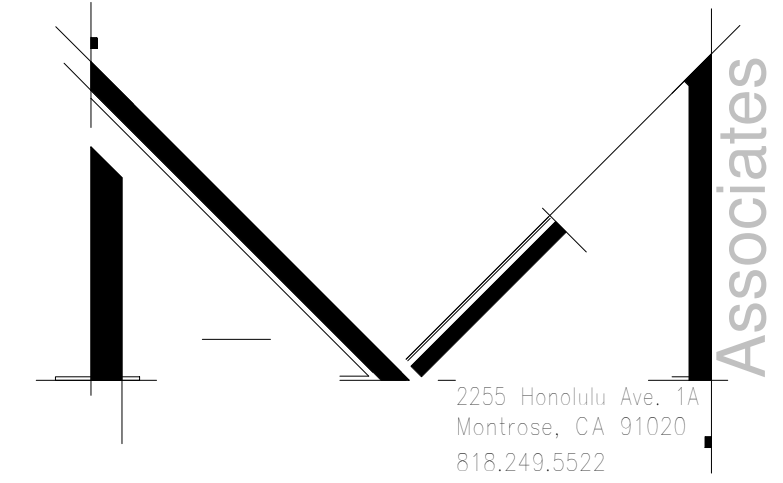
PROPOSED VIEW @ GLENOAKS



PROPOSED VIEW @ HIGHLAND AVE.



EXISTING VIEW @ HIGHLAND AVE.



900 GLENOAKS OFFICE ADDITION
 900 W. GLENOAKS BLVD,
 GLENDALE, CA 91202

12/28/2020 9:46:32 AM

EXISTING AND PROPOSED 3D VIEWS

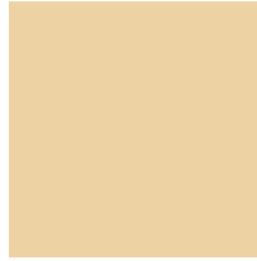
Project Status: ISSUE PHASE
 ISSUE DATE:
 PROJECT NUMBER:
 DRAWN BY:
 CHECKED BY:

SITE: 900 W. GLENOAKS BLVD.



10

**PAINT COLOR TO MATCH EXISTING (V.I.F.)
BY: DUNN EDWARDS
DE6237 - DENALI GREEN OR APPROV. EQ.**



14

**PAINT COLOR TO MATCH EXISTING (V.I.F.)
BY: DUNN EDWARDS
DE5359 - CROSSROADS OR APPROV. EQ.**



3 12 13

**STOREFRONT & FIXED GLASS PANELS TO MATCH EXISTING (V.I.F.)
KD FABRICATED STOREFRONT SYSTEMS
BY: CRL
ALUMINIUM WITH ANODIZED FINISH OR APPROV. EQUAL**

PROJECT SITE: 900 W. GLENOAKS BLVD.



NORTH FAÇADE – MAIN ENTRANCE GLENOAKS BLVD.



NORTHEAST CORNER



EAST FAÇADE – HIGHLAND AVE.



SOUTH EAST CORNER

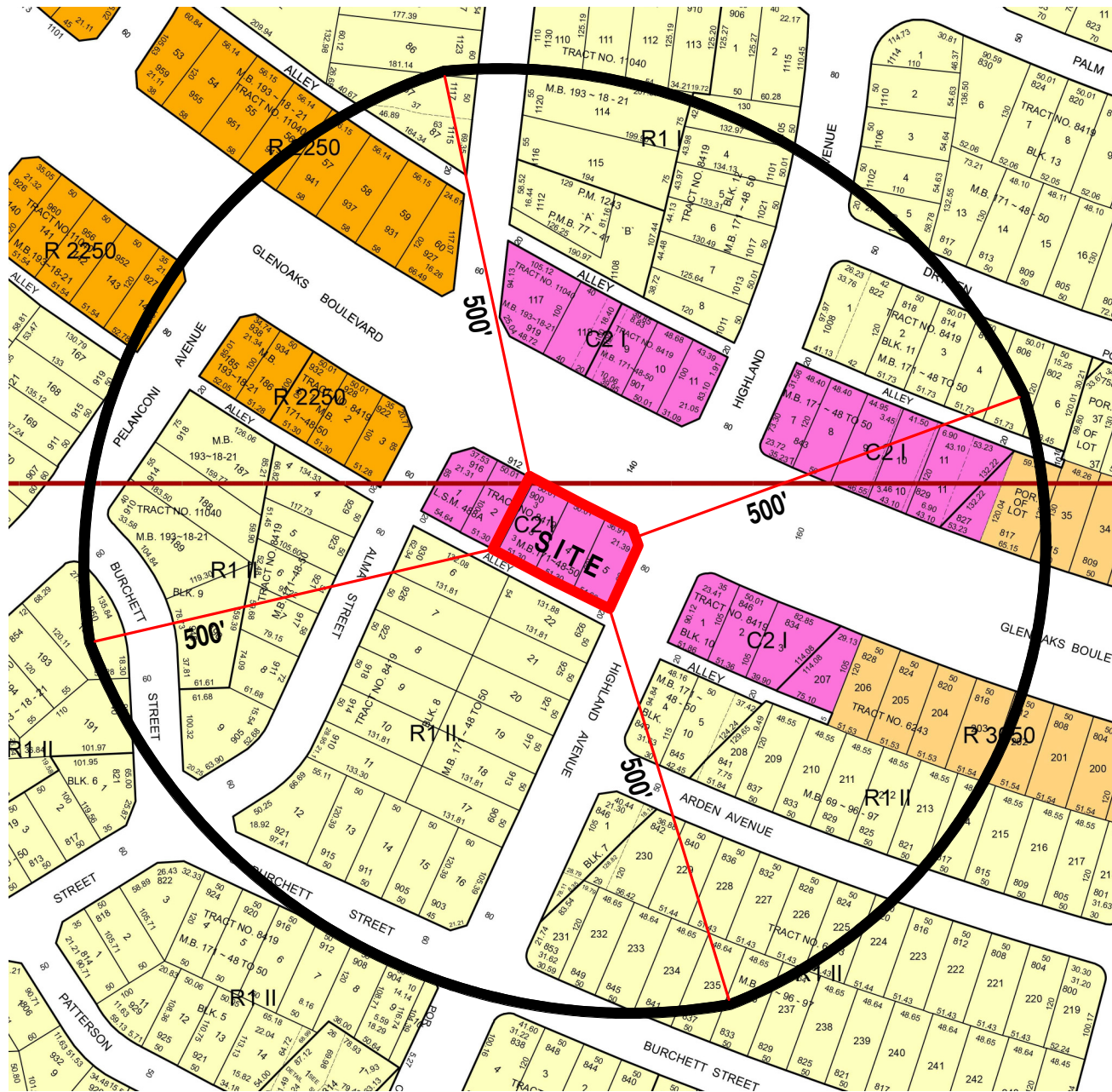


SOUTH FAÇADE - ALLEY



SOUTHWEST CORNER

LOCATION MAP
SITE: 900 W. GLENOAKS BLVD.
SCALE: 1" = 200'



ATTACHMENT 4: Neighborhood Survey

LOCATION MAP
SITE: 900 W. GLENOAKS BLVD.
SCALE: 1" = 200'

■ 1-STORY PROPERTY
● 2-STORY PROPERTY



VICINITY PHOTOGRAPHS: 900 W. GLENOAKS BLVD.



1. 912 W. GLENOAKS BLVD.



2. 916 W. GLENOAKS BLVD.



03. 922-928 W. GLENOAKS BLVD.



04. 932 W. GLENOAKS BLVD.



05. 931 W. GLENOAKS BLVD.



06. 927 W. GLENOAKS BLVD.



07. 919 W. GLENOAKS BLVD.



08. 901 W. GLENOAKS BLVD.



09. 843 W. GLENOAKS BLVD.



10. 825 W. GLENOAKS BLVD.



11. 828 W. GLENOAKS BLVD.



12. 834 W. GLENOAKS BLVD.



13. 846 W. GLENOAKS BLVD.



14. 849 ARDEN AVE.



15. 846 ARDEN AVE.



16. 909 HIGHLAND AVE.



17. 913 HIGHLAND AVE.



18. 917 HIGHLAND AVE.



19. 921 HIGHLAND AVE.



20. 925 HIGHLAND AVE.



21. 929 HIGHLAND AVE.