



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 24, 2022

DRB Case No. PDR 2119250

Address 216-222 South Glendale Avenue and
611 Orange Grove Avenue

Applicant Matthew Clemente

Project Summary:

To demolish a 918 square-foot, single-family residence (611 Orange Grove Avenue, built in 1923), 722 square-foot, single tenant commercial building (222 South Glendale Avenue, built 1970) and a 5,400 square-foot, multi-tenant commercial building (216 South Glendale Avenue, built 1950), and to construct a 1,528 square-foot, counter service restaurant with a drive-thru and outdoor dining area (Starbucks) on a 20,480 square-foot site located in the C3 I zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Minas					X	
Simonian					X	
Tchaghayan	X		X			
Welch			X			
Totals			3	0	2	
DRB Decision		Return for Redesign with Conditions.				

Conditions:

1. Eliminate drive-through from proposal.
2. Redesign and reorient building footprint to better address the street – the proposed style and materials are appropriate and may be maintained.
3. Increase amount of outdoor covered seating to activate the street frontage and enhance the pedestrian experience.

4. If the redesigned building retains a taller volume with parapets intended to screen mechanical equipment, provide a parapet cap or fascia designed to coordinate with any similar roof features at the lower portion of the building.
5. Any proposed trash enclosure should reflect the design and material palette of the main building.
6. The wall at the east property line shall incorporate decorative materials, such as stucco or textured/decorative CMU, that reflect the design and color palette of the building.
7. Ensure that all planting materials low- or very-low water use species identified on WUCOLS or bewaterwise.com.

DRB Staff Member Dennis Joe, Senior Planner

Notes:

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.