



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 14, 2022 **DRB Case No.** PDR. 2209235

Address 216-222 S. Glendale Avenue and
611 Orange Grove Avenue

Applicant Matthew Clemente for Starbucks

Project Summary:

To demolish a 5,400 square-foot, multi-tenant commercial building (216 South Glendale Avenue, built 1950), a 722 square-foot, single tenant commercial building (222 South Glendale Avenue, built 1970) and a 918 square-foot, single-family residence (611 Orange Grove Avenue, built in 1923), and to construct a 1,414 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.

Environmental Review:

The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because the project involves construction of a new restaurant that does not involve the use of significant amounts of hazardous substances and does not exceeding 10,000 square feet in floor area.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Minas			X			
Simonian			X			
Tchaghayan	X		X			
Welch		X	X			
Totals			4			
DRB Decision		Return for Redesign				

Conditions:

1. Restudy site plan, and revise as necessary, to:
 - avoid having idling vehicles at the east property line that abuts residential development;
 - avoid potential issues where cars parked at the north side of the site must back into the drive-aisle, which may be blocked by cars, in order to exit the site; and
 - relocate vehicular access to the less crowded side street (Orange Grove) per the recommendation of the Commercial Design Guidelines.
2. Provide Local Transportation Analysis (LTA) for board review.
3. The concrete planters/benches and cylindrical tables under the covered outdoor seating area should be revised with a more inviting design and comfortable, ADA-compliant features to further activate the project as viewed from the street.
4. The covered outdoor seating area should be extended into the landscaped pedestrian space at the immediate corner of Glendale Avenue and Orange Grove Avenue to enhance curb appeal and pedestrian connectivity with the immediate neighborhood.
5. Revise the CMU block wall along the eastern property line to incorporate decorative materials, such as, split face CMU masonry blocks and caps or stucco.
6. Prior to Building & Safety plan check submittal, the applicant shall provide:
 - Locations and cut sheets for the proposed exterior lighting fixtures for staff's approval for design consistency.
 - A decorative paving material at the walkways and the outdoor seating areas to match the architectural concept of the building, such as masonry block pavers, colored concrete, or brick.

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.