glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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April 27, 2015

Applicant:
Hamlet Zohrabians
3467 Ocean View Blvd # B
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1428897
115 N. Adams Street

Dear Mr. Zohrabians,

On April 27, 2015, the Director of Community Development , pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to demolish an existing single-family house and construct a new 7,186 square-foot 4-unit residential town-house style multi-family building on an 8,000 square-foot lot. The units will be two stories over a semi-subterranean garage. Each unit will have an individual two-car attached garage with direct access from the unit. The building will have four, three bedroom units ranging from 1,643 square feet to 1,921 square feet in the R-1650 Medium High Density Residential located at **115 N. Adams Street**.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following conditions of approval on this project:

1. That the face of any above-grade portions of the perimeter wall directed toward adjoining properties have a split-face surface to provide a more finished appearance.

CONSIDERATIONS

1. Consider raising the sill height of large front window to allow the opening to feel more residential.
2. Consider adding canopies above the entry doors to the units.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning –The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines. The new multi-family building is appropriately located on the site and the project is consistent with the surrounding multi-family developments in the neighborhood, the building footprint appropriately reflects the rectangular shape of the lot and its relationship to the street is well conceived.

Mass and Scale –The proposed two story multi-family development is consistent with the scale of the surrounding buildings. Various design elements of the building, such as variations in form, use of color and materials help create a well-proportioned building. The overall size, height, mass and scale are appropriate and the project fits well within the neighborhood and the intent of the Comprehensive Design Guidelines.

Building Design and Detailing – The proposed design and detailing feature well-proportioned volumes, high-quality materials, colors and details and appear consistent with the proposed modern style. The building complements the neighborhood because the project's articulation, undulating building forms, and overall massing and scale help it to blend within the neighborhood context. As proposed, this development will be consistent with the intent of the Comprehensive Design Guidelines. The proposed design incorporates thoughtful, creative treatments that are internally consistent and well deployed across the site.

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.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The site consists of an 8,000 square-foot lot. Presently, the site is developed with a single family home, which is proposed to be demolished. The proposal includes the construction of a new two-story, 4-unit residential town-house style project. As proposed, each unit will be two stories over a semi-subterranean garage. Four enclosed two-car garages will be located within the large garage, each directly accessing a unit above with two open spaces. One open guest space will also be provided. The building will have four, three bedroom units ranging from 1,643 square feet to 1,921 square feet. The total floor area for all four units will be 7,186 square feet.

CONTEXT

GENERAL PLAN: Land Use Element: Medium High Density Residential. The project complies with the intent of the General Plan and Land Use Element.

ZONE: R-1650 Medium High Density Residential.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There are no protected tree(s) on or within 20 feet of the subject property.

- Historic Preservation: The property located at 115 N. Adams Street was identified in the Craftsman Survey with a code of "6Z", indicated that it has undergone significant exterior modifications, thus, not eligible for the Glendale Register of Historic Resources or listing at the state or national levels. It is, therefore, not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: Exempt per State CEQA Guidelines, Section 15301, Class 3 "New Construction"

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R-1650	Multi-family residential
South	C3-I	Multi-family residential
East	R-1650 and C3-I	Multi-family residential and commercial uses
West	R-1650	Multi-family residential
Project Site	R-1650	Single-family house

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines:

In November 2011, City Council adopted the Comprehensive Design Guidelines, which include Guidelines for multi-family projects. The following summarizes the main relevant points:

- Site Planning: Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.
- Mass and Scale: New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.
- Design and Detailing: The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

	Code Requirement	Proposed
Floor Area Ratio	1.0 maximum	0.89 (7,186 sq.ft.)
Lot Coverage	50% maximum	49%
Height	Max. 2-stories and a max. height of 26 ft.+ 5 feet for min. roof pitch of 3:12. (31 ft. total)	2 stories and height of 26'-0"
Setbacks	Street Front: Garage 1st floor: 20 ft. min, 23 ft. average and 2nd & 3rd floors: 23 ft. min, 26 ft. average. Interior: 5-foot minimum with an 8-foot average on the 1st floor, 8-foot minimum with an 11-foot average on the 2nd floor.	--Street Front: 1st flr: 20' min., 23.87' average, 2nd flr: 23' min., 26.67'average and --Interior: 1st flr: 8-ft w/ an 9.43-ft average (north), 8-ft w/a 10.74-ft average (south) & 16'-10" (south) -2nd flr: 8-ft w/an 11.35-ft average (north), 8 feet w/an average of 11.01 ft. (south) & approx. 10.5-ft w/a 12.73-ft average (west)
Landscaping	25% minimum (2,000 sq.ft.)	27% (2,146sq.ft.)
Parking	Four 3-bdrm units (2.5 spaces p/unit). Guest: ¼ spaces X 4 units) TOTAL 10 residential and 1 guest = 11 spaces total required	Eleven (11) parking spaces (10 residential and one guest)

1. SITE PLANNING

Building Footprint and Orientation:
The four-unit project has been designed in an asymmetrical building form. The layout consists of two stories over a semi-subterranean garage with access from Adams Street. The lot has the same, rectangular shape compared to other lots in the neighborhood. Consequently, the building footprint is designed more rectangular in shape similar to other multi-family buildings in the neighborhood. Stairs and disabled lift from the garage to the main street level are located at the rear and integrated with the building. The trash bins and recycling containers are located in the semi-subterranean garage.

Outdoor Open Space and Landscaping:
The common open space area is proposed at the rear of the lot. This area features benches and landscape planters. Additional landscaped areas are proposed throughout the lot along the sides of the property.

Lot Coverage: The project features 49% lot coverage, where a maximum of 50% is permitted.

Relationship to Street: Vehicular access to the garage will be from Adams Street on the south side of the property. The four-unit project features pedestrian access to the units along the sides of the building. Each individual unit is accessible from the northerly common walkway area on the ground floor.

Common Open Space: The project features 800 square feet of common open space, which complies with the minimum 200 square-foot per unit requirement (800 square feet total). This area features landscape planters and seating. It has ample usable area for the residents. Based on the building layout, and site plan, the rear portion of the lot is the appropriate location for this space, which is not overlooked by any ground floor windows.

Landscaping: Code requires a minimum of 25% landscaping; the project provides a total of approximately 27%. Landscaping is proposed along street setback areas, scattered along side interior setbacks and at the rear portion of the property except not where used for walkways and driveway.

Parking (including driveways): The proposed parking includes 11 parking spaces as described in the chart on page three of this report. There are ten (10) residential parking spaces and one guest space proposed which complies with the minimum requirements stated above.

Site Walls: The following is proposed throughout the site perimeter: A 42" tall open metal fence over 36" high plastered concrete block planter. A condition is added require that the face of any above-grade portions of the perimeter wall directed toward adjoining properties have a split-face surface to provide a more finished appearance.

2. Mass and Scale

The proposed project is located in a multi-family zone where the neighborhood is comprised of a variety of one, two- and three-story residential buildings. The abutting properties to the south and north contain two-story multi-family buildings of similar scale and massing. The proposed height of the project complies with the Zoning Code for height allowed by not exceeding 26 feet. Therefore, the project fits well with the surrounding buildings as it relates to height and the number of stories.

The project's massing is broken up by recessed building forms and geometric volumes. Consequently, a unique design feature of the building will be its rectangular recessed forms. This is especially appropriate along the long horizontal facades as it breaks up the mass and creates an interesting design element. Applying this technique serves to accentuate the design and minimize a boxy outline. The front of the building is composed of staggered and setback building volumes and recesses on the ground floor, and further recessed 2nd floor building planes. The repeated configuration of these volumes creates interest and articulates the building facades. The applicant's use of materials and color helps to reinforce the reading of different volumes.

While the overall height will remain at 26 feet, the parapet roofline varies across the facades, providing additional variation throughout the building. The variation is most prominent along the sides of the building. Additional volumetric features have been incorporated in these areas, thereby, accenting the roof parapet and articulating its horizontal design appearance at the north and south elevations.

The project's rhythm and variety of massing configuration appears to be the predominant aspect of the design, with the focus on geometric volumes and the staggered setbacks. Overall, the massing is well-articulated by using various techniques, such as rhythm and

variety of forms, height differences in roof lines, and use of color and cladding to accentuate building elements. As proposed, the proposed mass and scale is consistent with the Comprehensive Design Guidelines.

Building Height: Overall maximum building height will be 26'-0".

Setbacks:

- Street Front: 1st flr: 20' min., 23.87' average, 2nd flr: 23' min., 26.67'average.
- Interior: 1st flr: 8-ft w/ an 9.43-ft average (north), 8-ft w/a 10.74-ft average (south) & 16'-10" (south) -2nd flr: 8-ft w/an 11.35-ft average (north), 8 feet w/an average of 11.01 ft. (south) & approx. 10.5-ft w/a 12.73-ft average (west).

Floor Area Ratio: The new floor area will be 7,186 square feet (0.89). The maximum allowable floor area ratio in this zone is 1.0 or 8,000 sq. ft.

3. DESIGN AND DETAILING

The surrounding neighborhood is comprised of a mix of architectural styles and projects, which include boxy, one, two- and three-story multi-family developments and commercial buildings along Broadway. The proposal features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, clean lines, modern finishes, staggered rooflines and transparent elements.

Unlike many of the boxy, multi-family developments in the immediate neighborhood, the project design incorporates thoughtful, creative treatments throughout. For example, some of the features include a large, multi-panel like window at the front. While this element resembles a store front window, it is intended to blend with the nearby commercial buildings. While it is an interesting design feature, it may not be practical in a residential setting. Staff recommends the applicant consider an alternative configuration. Other architectural detailing can be seen in the treatment of the parapet walls, different window designs, and combination of materials, e.g., siding and stucco. Lastly, the proposed forms and frame-like recesses on the facades thoughtfully enhance the design of the building and lend itself to the contemporary architectural style of the building. The project's articulation, undulating building forms, and overall massing and scale help it to blend within the neighborhood context.

The contemporary project features a combination of smooth trowled finish plaster and smooth finished horizontal Hardi plank siding. In addition, the use of metal sheet fascia and glass railings with aluminum frame complements the design. The materials are high-quality and consistent with the contemporary design.

The proposed fenestration will be dark bronze anodized aluminum frames. Similarly, the front entry doors for each unit will be dark bronze anodized aluminum framed frosted tempered glass door. Staff recommends the applicant consider providing canopies above the doors to provide shelter and help mark each entrance. The operation of the windows will be sliding for the larger windows and awning for the smaller windows. All windows will be recessed within the opening using a double stud frame. In addition, an "eyebrow" frame is proposed to create additional depth. The proposed window style, design and treatment are appropriate and complement the contemporary architecture of the building.

Materials: The proposed finishes and materials will provide a varied textural interest, which will include:

- Stucco – 1" smooth trowel finish cement plaster; Crystal White color.
- Hardie Plank Smooth Lap siding; Dunn Edwards Gray Pearl DE 795
- Dark Bronze anodized aluminum doors and windows

Quality of Materials: The combination of materials, e.g., stucco, siding, bronze anodized aluminum windows & doors complements the architectural style of the building and enhances the overall design.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. **Adams is already very congested with traffic, and parking on Adams is at a minimum. Another complex will add to the congestion, already present.**

   The project complies with parking requirements as required by the Zoning Code. As proposed, the project is providing a total of eleven parking spaces. Based on the proposed number of units and bedrooms for each unit, the following parking requirements apply: Four 3-bdrm units requires 2.5 spaces per unit AND ¼ guest spaces per unit. TOTAL: Ten residential spaces and one guest space.

   Based on the small scale nature of the proposed building, a traffic monitoring program is not required.

2. **A two story building will block light/fresh air, to the 121 building seven units directly next to the 115 building.**

   The project complies with the minimum setback and average setback regulations as required by the Zoning Code. Refer to the chart on page 4 of this document regarding Zoning Code setback regulations and proposed setbacks for this project.

3. **Lack of Quiet Enjoyment will most certainly be an ongoing nuisance during construction.**

   The project is required to comply with the City's Noise Ordinance. A temporary periodic increase in ambient noise would occur during construction activities associated with the proposed project. Noise from the construction activities would be generated by vehicles and equipment involved during various stages of construction operations: demolition, site grading, foundation and building construction. The noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/operational condition of the equipment and the type of operation being performed.

   Construction associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday.

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 **May 11, 2015,** 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,

HASSAN HAGHANI
Director of Community Development

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Urban Design Studio Staff

HH:JP:MLT