glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date June 25, 2015

DRB Case No. PDR 1418823

Address 330 – 334 Salem Street

Applicant Hamlet Zohrabians

PROPOSAL: To demolish six buildings containing seven dwelling units on two adjoining lots and construct a new 3-story, 12-unit multi-family residential building with 29 parking spaces in a semi-subterranean garage on a 13,955 square-foot site, zoned R 1250.

Design Review

NEGATIVE DECLARATION

Board Member	Motion	Second	Yes	No	Absent	Abstain
Churchian	x		x			
Palmer			x			
Malekian			x			
Simonian		x	x			
Mardian			x			
Totals			**5**	**0**		
DRB Decision	Adopt Final Negative Declaration					

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Churchian			x			
Palmer		x	x			
Malekian			x			
Simonian	x		x			
Mardian			x			
Totals			**5**	**0**		
DRB Decision	Approved with Conditions					

Conditions:

1. Revise paving design to unify the appearance of the front hardscape and the central deck of the first level. Call out first floor unit entries through the paving design.
2. Increase width of side yards to allow for more diverse landscape materials, including addition of 15-gallon trees to provide screening alongside adjacent properties.
3. Shorten balconies at the rear so that they do not project beyond the adjacent roof areas.

4. Modify refuse plan to ensure that bins are appropriately sized for the building and that they are fully accessible when adjoining parking spaces are occupied.
5. Group guest parking spaces to allow for easier traffic flow.
6. Use frosted or opaque glass in the windows proposed in front of the elevator shaft.
7. Provide detail drawings depicting the interface between the balcony railings and the adjoining roof areas.
8. Provide cut sheet of proposed stone cladding.
9. If possible, shift the ceiling plate heights at some locations on the third floor of the front façade that would allow for the variation in cornice heights depicted on the side elevations.
10. Provide detail drawing indicating the junction between the planters of different heights at the front of the property. Ensure that all joints will be non-obtrusive and allow for seismic movement.
11. Provide bicycle parking in the garage, possibly in the unused area adjacent to parking space 29.
12. Remove some of the balconies at the third floor and extend the adjacent roofs in front of these areas to reduce repetitiveness and create a more harmonious composition.
13. Introduce a solid element at the base of the balconies to provide some visual screening in a manner that will also visually relate to the adjoining roof areas.
14. Verify the necessity of any railing at the top of the driveway retaining walls; if needed, indicate on drawings.
15. Use a darker stucco color at the recessed bays at the center of the side facades.
16. Provide additional amenities at the rear common space to enhance the area's usability.

Site Planning: *The proposed project meets Code in regards to setback distances. The wide lot and generous front setback allow for a meaningful landscaping design and an open/airy appearance. Other landscape features, including seating areas, are integrated throughout the project for visual balance and usability, which should be enhanced by the inclusion of additional amenities at the rear. The site planning of the building is consistent with other multi-family developments in the neighborhood and respects the rhythm of the streetscape.*

Mass and Scale: *The proposed three-story building is successful in addressing the perceived mass and scale associated with larger buildings. For examples, all elevation show projecting and receding volumes and stepping of the second and third floor. A condition is proposed to increase the level of articulation at the upper levels of the side elevations. The variety in cladding materials and bridges on the second and third floors also help reduce the mass of the building by creating the appearance of smaller components within a larger envelope. The success and sensibility of the project mass and scale is further evidenced when compared to older boxier developments in the immediate neighborhood.*

Building Design and Detailing: *The proposed project reflects a contemporary design, which is appropriate in this neighborhood of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use of a variety of finish materials, including smooth stucco, stone veneer, aluminum windows, and standing seam metal roof. The materials are high quality and reflect a clean, simple, and complementary appearance that supports the project's overall design concept. However, the side elevations appear monotonous and may benefit simply by incorporating a lighter or darker color of the middle bay.*

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Rathar Duong