glendale california
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Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date June 25, 2015

DRB Case No. PDR 1421101

Address 518 – 520 E. Windsor Road

Applicant Balian Investments LLC

PROPOSAL: To demolish three residential buildings containing seven dwelling units and a garage on two adjoining lots and construct a new 4-story, 34-unit multi-family residential building with SB1818 affordable housing component and 59 parking spaces in a semi-subterranean garage on a 25,965 square-foot site, zoned R 1650.

DESIGN REVIEW

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	Approved with Conditions					

Conditions:

1. Redesign landscaping at the front to include more contemporary forms and plant palettes that will be more compatible with the style of the building.
2. Redesign courtyard landscape plan to more closely reflect the plan shown on the site plan.
3. Redesign front entryway to provide a scale more appropriate to width of the opening and to remove architectural elements that are not in keeping with contemporary design of the building.
4. Redesign double-height windows to reduce the spandrels to approximately the depth of the floor thickness, thereby increasing the amount of clear glazing in these openings.
5. Revise elevation drawings to indicate the corner window condition at the living room windows on the third floor of the front façade that is depicted on the plan drawing.
6. Verify that the engineering requirements for the cantilevered balconies at the third floor of the front façade will allow these features to be similar in appearance to their depiction in the front rendering. Redesign the balconies if this is not possible.
7. Revise design of rooflines at the side elevations to create a more harmonious design similar to those of the front and rear rooflines, possibly by changing roof forms and/or parapet shapes, incorporating parapet caps to match the roof fascias, or any other appropriate design solution.
8. Provide sun protection over a portion of the south roof deck.
9. Move the south roof deck away from the building edge to enhance privacy of neighboring properties.
10. Incorporate bicycle parking and/or storage in the garage.
11. Enlarge trash bin area to better accommodate the building's unit count.
12. Reduce the amount of landscape lighting at the front of the building to allow for subtle accents rather than the overly-bright design proposed.

13. All tree planters at courtyard must be six inches taller than the proposed box size of the tree.
14. Operable window sash in openings proposed to contain storefront framing must be designed in a way to retain the clean lines shown in the drawings, rather than the heavier profiles often seen in this type of installation.
15. Revise the design of the side façade to better reflect the appearance of the front façade, possibly by incorporating more siding and/or projecting volumes at appropriate locations.
16. Provide taller perimeter landscaping to provide better screening alongside adjacent properties.
17. Mitered joint should be used at all corners where laminate siding meets.
18. Provide detail drawing for typical conditions at junctions of different cladding materials.
19. Based on the size of the development, additional seating areas/benches should be incorporated into the central courtyard and front yard area. Depict all amenities on the drawings.
20. Revise design of gates and railings at north façade to better complement the overall design.
21. Provide information about all proposed and/or existing perimeter fences and walls for review and approval.

Considerations:

1. Consider increasing the depth of the wall projections at the side facades.

Site Planning: *The proposed project complies with all setback requirements. The building will be situated approximately equidistance from the side and rear property lines resulting in a deeper front setback. The building footprint surrounds a central courtyard and with the exception of three street-facing units, all other units face onto the courtyard. The building's main entry is located off-center along the front elevation. The proposed site planning is similar with nearby developments and is consistent with the existing rhythm of the neighborhood.*

Mass and Scale: *The proposed 4-story building primarily achieves a sensible mass and scale by stepping the upper floors and modulating the building facades. The use of various exterior finishes, colors, varying rooflines, and other architectural features further expand on these techniques to achieve the appearance of a smaller building. This is accomplished by allowing the eyes to focus on various components of the building at different time and not the entire building as whole. The success and sensibility of the project mass and scale is further evidenced when compared to older, boxier developments in the immediate neighborhood. Incorporating laminate siding at additional locations will allow the building's mass to be broken down further.*

Building Design and Detailing: *The contemporary design of the project is reflected in the building morphology and further reinforced through the exterior finishes and detailing such as smooth stucco, laminate siding, galvanized sheet metal, storefront aluminum window system, and glass railing. Due to the eclectic mix of building styles, a contemporary design is appropriate in this neighborhood. The cohesiveness of the design is achieved through the use of a variety of finish materials and colors that complement each other in a harmonious way. These materials are high quality and exhibit a clean, simple, and contemporary appearance that supports the project's overall design concept. The recommended conditions will improve the appearance of the building once implemented.*

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