

July 29, 2015

Mr. Hamlet Zohrabians  
3467 Ocean View Blvd., #B  
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW  
Case No. PADR 1327952  
600 W. Wilson Avenue, Glendale, CA 91203**

Dear Mr. Zohrabians:

On July 29, 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 construct a three-unit, two-story multifamily residential building with attached three-car garages. The site is a rectangular lot and has an area of 8,400 square feet. The existing single-family house will be demolished.

**CONDITIONS OF APPROVAL**

None.

**SUMMARY OF DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION**

**Site Planning** – The proposed building is sited to provide all required setbacks and maintain the use of the existing driveway. The required common outdoor space will be located to the rear of the building. The garages will be attached to and integrated with the building with private internal access to the individual units. Landscaped areas will be concentrated at the front of the property within the front setback area and in the rear portion of the property where the common outdoor space is located.

**Mass and Scale** – The proposed building will be two stories and will have a flat roof. The building will be articulated such that the individual townhouse-style units will be visually identifiable on the exterior. The contemporary-style building will have rectangular volumes that will be accentuated by the use of finish materials. Also, the building will be designed to reflect a modest appearance with the use of small building volumes and scale elements, such as window and/or door openings and balconies.

**Building Design and Detailing** – All sides of the building will be designed with the same level of detail, using a variety of materials in a consistent manner. All balconies will be designed to integrate with the building and the garage openings will be oriented away from the street view. Walkways will provide access from the public sidewalk to the front doors of the units and vehicular access to the garages will be separated from and located away from the pedestrian walkways. Windows and doors and finish materials will complement each other and the

contemporary style of the building. Perimeter walls and security gates will have finishes matching finishes on the building.

**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, Chris Baghdikian, at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.**

## **PROJECT ANALYSIS**

**GENERAL PLAN:** Land Use Element: Medium Density Residential. The project complies with the Land Use Element of the General Plan. The property is located among other medium density residential development.

**ZONE:** R-2250 (Medium Density Residential) Zone

**ENVIRONMENTAL DETERMINATION:** CEQA Status: Exempt from CEQA review pursuant to State CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures.

## **NEIGHBORING ZONES AND USES:**

	Zoning	Existing Uses
North	R-2250	Multifamily residential
South	SFMU	Convalescent hospital
East	R-2250	Senior housing
West	R-2250	Multifamily residential
Project Site	R-2250	Single-family residential

## **DESIGN GUIDELINES**

Comprehensive Design Guidelines: Multi-Family Residential and Mixed-Use Design Guidelines.

The following topics covered in the Guidelines are discussed, as appropriate, to the proposed project and its site conditions:

## **SITE PLANNING**

### **A. Building Location**

The site is a flat rectangular lot. The proposed building will be designed to maintain the use of the existing driveway along the west side of the property. All required building setbacks will be provided and the rear setback will be greater than required in order to provide for the common outdoor space.

### **B. Yards and Usable Open Space**

The project will provide the required common outdoor space in the area to the rear of the building and will include seating and landscaping. This area will be accessible from a common walkway that will connect the public sidewalk to the front doors of each unit and end at the common outdoor space. In addition, each unit will have a private open space

designed as a balcony on the second floor. The proposed development will comply with all required setback area landscaping.

**C. Garage Location and Driveways**

The required parking for the proposed development will be located in three, three-car garages. The garages will be attached to and integrated with the building. Each garage will provide a private internal access to the unit for which it is designated. The garages will be accessible from a common driveway which will reduce the amount of necessary paving. Also the garage openings will be oriented away from street which will improve the streetscape. The driveway will be separate from the necessary pedestrian access to the front door of the units.

**D. Landscape Design (Including Hardscape)**

The required amount of landscaped area will be provided. Landscaped areas will be concentrated at the front of the property within the front setback area and in the rear portion of the property where the common outdoor space is located. Additional landscape planters will be located along the pedestrian walkway providing access to the front doors of the units. A variety of plant material will be used. Turf areas will be limited to parts of the front yard and the common outdoor space.

**E. Walls and Fences**

Perimeter walls and security gates are proposed. Walls will consist of concrete blocks and will be finished in smooth plaster similar to the wall finishes of the building (the neighbors' sides will be split face). Gates will be metal and painted a dark bronze color to match the color of the proposed window frames.

**F. Mechanical and Plumbing Equipment**

The rooftop mechanical equipment will be screened by the architectural roof parapets.

**Summary**

*The proposed building is sited to provide all required setbacks and maintain the use of the existing driveway. The required common outdoor space will be located to the rear of the building. The garages will be attached to and integrated with the building with private internal access to the individual units. Landscaped areas will be concentrated at the front of the property within the front setback area and in the rear portion of the property where the common outdoor space is located. Perimeter walls and security gates will have finishes matching finishes on the building.*

**MASS AND SCALE**

**A. Relate Buildings to Existing Context**

The proposed building will be two stories with flat roofs. The building will be articulated such that the individual townhouse-style units will be visually identifiable on the exterior. Surrounding buildings utilize similar massing and footprint, although there are several that are three stories high.

**B. Architectural Concept**

The two-story building is designed in the contemporary style. It has rectangular volumes and a flat roof surrounded by roof parapets with varying heights that relate to the building volumes and unit definition. Building volumes are further accentuated by the use of finish materials (plaster and siding). Recesses in the building volume in the second story provide natural locations for balconies over the first floor below.

**C. Scale and Proportion/Monumentality**

The building is designed to reflect a modest appearance. Large building volumes are avoided and are limited in scale to reflect individual rooms. Vertical building volumes are only two-stories high and are interrupted by horizontal and recessed building volumes which are accentuated by horizontal balconies. This building treatment is further accentuated by individual window and door openings that give the building an additional sense of human scale.

**D. Roof Forms**

The roof is designed as a flat roof consistent with the contemporary architectural style of the building. The roof parapets vary in height to accentuate the building massing and to create interest in the roofline.

**Summary**

*The proposed building will be two stories and will have a flat roof. The building will be articulated such that the individual townhouse-style units will be visually identifiable on the exterior. The contemporary-style building will have rectangular volumes that will be accentuated by the use of finish materials. Also, the building will be designed to reflect a modest appearance with the use of small building volumes and scale elements, such as window and/or door openings and balconies.*

**DESIGN AND DETAILING**

**A. Overall Design and Detailing**

All four sides of the building will be designed with the same level of detail. The variety of materials used on the exterior will be cement plaster, siding, dark aluminum window and door frames and matching canopies. All these materials will be used in a consistent manner throughout the building facades. Transitions between plaster and siding will be associated with changes in plane. All balconies will be designed to integrate with the building. Also, the garage openings will be oriented away from the street view.

**B. Entryways**

A pedestrian walkway located on the east side of the property will provide access from the public sidewalk to the side door of the front unit and the front doors of the other units. The front door of the front unit will be accessible from a stone walkway across the landscaped front yard. Vehicular access and garage doors will be separated from and located away from the pedestrian access.

**C. Windows and Doors**

Windows and doors will be rectangular, will be recessed into the wall surfaces and will have dark bronze metal frames which will coordinate with the contemporary building architecture. Garage doors will have a matching finish.

**D. Finish Materials**

The finish materials include cement plaster and siding and will be used to complement the building design. Window and door frames will be aluminum with a dark bronze finish. The same dark bronze finish will be used on balcony railings and canopies.

**E. Color**

The proposed color palette will consist of white siding, tan cement plaster, dark bronze for window frames, door frames, garage doors, canopies, and balcony railings. Colors will not

be reflective and large expanses of a single color will not be used. All colors will be consistently applied throughout the building exterior and will coordinate well with the colors found on adjacent development.

**F. Paving Materials**

The driveway will consist of alternating areas of scoured concrete and interlocking concrete pavers that will achieve an overall decorative appearance. Additional areas that require paving will be concrete with the exception of a decorative stone walkway leading from the public sidewalk to the front door of the front unit across the landscaped front yard.

**G. Equipment/Trash Location and Enclosure**

The air conditioning equipment will be located on the roof and screened by the roof parapet walls. The trash and recycling collection area will be in a designated enclosure located near the parking circulation area and away from public view.

**Summary**

*All sides of the building will be designed with the same level of detail, using a variety of materials in a consistent manner. All balconies will be designed to integrate with the building and the garage openings will be oriented away from the street view. Walkways will provide access from the public sidewalk to the front doors of the units and vehicular access to the garages will be separated from and located away from the pedestrian walkways. Windows and doors and finish materials will complement each other and the contemporary style of the building. Perimeter walls and security gates will have finishes matching finishes on the building.*

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**Emails, letters or phone calls were received during the comment period.**

- A telephone call was received from a neighboring property owner in favor of the proposal and inquiring about the allowable density.
- An email message was received from residents of a neighboring property in opposition, stating the high number of residents already living on this street and the hassle and noise related to construction.

**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 said decision to the Planning Commission 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 imperfections/incompleteness 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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **August 13, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101,

Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line: <http://glendale.ca.gov>**

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

**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, Chris Baghdikian, 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, Chris Baghdikian, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baghdikian directly at 818-937-8182 or via email at [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Interim Director of Community Development



Jay Platt Urban Design Studio Staff

PL:JP:cb