glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

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March 9, 2016

Khan Consulting Inc.
C/O Rodney V. Khan
1111 N. Brand Blvd. STE 403
Glendale, CA 91202

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1525667
117 WEST CHESTNUT STREET

Dear Mr. Khan,

On March 9, 2016, 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 new five-unit, townhouse style, multi-family residential building on an 8,686 square-foot vacant lot. The units will be two stories over a semi-subterranean garage. The building will have five, three-bedroom units ranging from 1,508 square-feet to 1,785 square-feet in the R-1250 High Density Residential Zone located at **117 West Chestnut Street.**

CONDITIONS OF APPROVAL:

1. Submit an exterior lighting proposal to include exterior lighting for the first and second floor with fixtures that are consistent with the proposed modern style of the development for staff review and approval.
2. Revise the proposed design and material of the driveway to be more consistent with the proposed modern style of the development.
3. Revise the proposed design and material of the walkways to be more consistent with the proposed modern style of the development.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The new five-unit, townhouse-style, multi-family building will face West Chestnut Street and will maintain the predominant street-front setback along this street.
- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and usable common and private outdoor spaces.
- The new semi-subterranean parking garage will be accessed from West Chestnut Street. Pedestrian access to the semi-subterranean parking garage is from the rear common open space area and the front with the lifts and stairs appropriately incorporated into the overall design of the building.
- The applicant's proposal includes a California-style driveway with a salt finish and stone border. This proposed design is not architecturally consistent with the proposed modern style of the building. A condition of approval will require the driveway design and material to be revised to be more consistent with the proposed modern style of the development.

- There is an existing split-face block wall located along the easterly property line that is proposed to remain. The applicant is proposing split-face block walls with a maximum 6'-0" height along the rear and westerly property lines that will be finished with stucco. The proposed boundary wall is treated at both sides and the style, color and material are appropriate for the modern design of the building.
- The pedestrian entry gates to the east and west are proposed to be made of a metal tube with a horizontal pattern in keeping with the modern design.
- The proposed metal screening for the rooftop mechanical equipment is integrated with the overall design of the building. The proposed metal material is architecturally consistent with the modern style building, and the location of the screening is setback from the building wall, helping to reduce the overall massing and break up the volumes.
- The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view.
- No exterior lighting is proposed, though it will likely be needed. A condition of approval will require submittal of a lighting proposal to include exterior lighting for the first and second floor with fixtures that are architecturally consistent with the modern style of the development.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The property is located in a multi-family zone where the neighborhood is comprised of a variety of one, two- and three-story residential buildings in a variety of architectural styles.
- The project's massing is broken up by recessed building forms and geometric volumes which is especially appropriate along the east and west façades as it breaks up the mass and accentuates the design to minimize a boxy profile.
- While the overall height will remain at 26 feet, the parapet roofline varies across the façades, providing additional variation throughout the building, which is most prominent along the north and west elevations.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- All new windows will be aluminum-clad, clear glass, and recessed within the opening with a metallic silver finish. The windows will be a combination of fixed glass, casement, and slider operations. The proposed fenestration is compatible with the contemporary style of the building.
- The driveway is proposed to have a simple horizontal scoring pattern to complement the style of the building.
- The contemporary design of the project features a combination of exterior cladding material including a smooth finish stucco, dark brown wood siding, stone tile, and light green metal siding.
- The new balcony railings are proposed to be metal with a simple horizontal pattern and metal awnings. The design of the balconies will complement the contemporary style.
- The new boundary walls will have wrought iron pedestrian gates with a simple vertical pattern to the east and west.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

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 Design Review Board 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 **MARCH 24, 2016** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

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. Visit us.

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, **Vista Ezzati**, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

EK:JP:ve