glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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September 19, 2016

Vic Mardian
Mardian and Associate, Inc.
416 N Glendale Avenue #212
Glendale, CA 91206

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1614586
1465 EAST CHEVY CHASE DRIVE

Dear Mr. Mardian,

On September 19, 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 two additional residential units, each with an attached two-car garage on an approximately 10,400 square foot lot with an existing two-unit apartment building with seven garaged parking spaces in the C3-I (Commercial Service) Zone located at **1465 East Chevy Chase Drive**.

CONDITIONS OF APPROVAL:

1. Revise the property line wall to be sloped to match the low sloped walls of the front yard and entry stairs for staff review and approval.
2. Submit a proposal for staff review and approval of a trash enclosure collection area along the west property line that adequately screens the trash bins from public view and compatible with the overall project design style.
3. Submit a roof drainge plan for staff review and approval showing scuppers and downspouts on exterior elevations.
4. Submit an exterior lighting proposal to include exterior lighting, using downward shielded light fixtures, for the first and second floor and any landscape lighting with fixtures that are consistent with the proposed modern style of the development for staff review and approval.
5. Lower the parapet height at the rear portion of the project to equal the lowest parpet shown in order to enhance wall proportions while maintaing screening of mechanical equipment screening.
6. Submit new entry door options that are architecturally consistent with the modern style of development for staff review and approval.
7. Replace the proposed stucco finish above the canopies of doors and decks with painted metal trim.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The new two-unit, townhouse-style, multi-family building will face East Chevy Chase Drive and features a minimum 23 foot setback along Chevy Chase Drive, consistent with

the required R-1250 multi-family zoning standards. These setbacks are substantial in comparison to the immediately adjacent buildings.

- Common open space and landscaped open space areas are provided throughout the property. The required common open space is located adjacent to the new garages tucked behind the units fronting Chevy Chase Drive. Each of the new residential units also has private front porches and balconies (ranging from 50 to 90 SF).
- 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 at-grade parking in individual garages will be accessed from the existing driveway at the west side of the property and are tucked behind new units. Pedestrian access to the units is from Chevy Chase Drive using a path with stairs sloping up from the sidewalk appropriately incorporated into the site plan.
- The applicant is proposing smooth stucco block walls along the front property line and along the entry stair path a maximum of 18" in height. A matching five foot high smooth stucco boundary wall located outside the front setback along the east property line is treated at both sides and the style, color and material are appropriate for the modern design of the building. However, in order to complement the project design, a conditon of approval is recommended requiring the property line wall to be sloped (instead of stepped) to match the low sloped walls of the front yard and entry stairs.
- Walls bordering common areas are proposed with a combination of smooth stucco block walls topped with a horizontal metal tube pattern consistent with the proposed balcony details of the proposed units and are in keeping with the modern design.
- No trash enclosure is proposed, but is required. A condition is recommended requiring a trash collection area be located along the west property line at the top of the slope and be adequately screened from public view.
- Minimal lighting is shown for review. A condition is recommended requiring submittal of a lighting proposal to include exterior lighting for the first and second floor and any landscape lighting with fixtures that are architecturally consistent with the modern style of the development.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The property is located in a commercial zone where the neighborhood is a mix of small scale commercial office and multi-family buildings mainly comprised of one- and two-story 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 south façade as it breaks up the mass and accentuates the design to minimize a boxy profile.
- The flat roof design at the street-front façade brings the overall height of the building to 24'-9½".
- The parapet at the four car garage is excessive in height and proportion. Therefore, a condition is recommended to reduce the height to match the lowest parapet shown and raise the rear exterior unit walls to screen the mechanical equipment.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- All new windows will be dark brown vinyl with recessed, nail-in construction. The windows will be a combination of single-hung and slider operations. The proposed

fenestration is compatible with the modern style of the building. A vertical window section detailing the window recess shall be provided to staff for review.

- The modern design of the project features a combination of appropriate exterior cladding material including a smooth finish stucco and horizontal hardi board siding.
- The balcony railings are proposed to be metal with a paint-finish and a simple vertical pattern. The design and location of the balconies will complement the modern style.
- The proposed stucco finish above the canopies of doors and decks shall be replaced with painted metal trim.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. A letter from the neighboring property owner to the west was submitted addressing the Conditional Use Permit, Variance and Administrative Exception applications associated with this project about concerns related to parking and overwatering of existing landscaping. These applications were for allowing residential uses on the ground floor in a commercial zone, keeping the existing non-conforming driveway slope, and maintaining a non-conforming garage door width for a guest parking space and were approved on May 13, 2016. Both units provide Code required parking spaces and a total of 11 parking spaces, including guest parking spaces, are provided for the entire site which exceed code parking standards by two spaces. The issue with the existing planter is not related to this project's design and the area of the existing planter is not affected by this proposal.

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, Kristen Asp, at 818-937-8161 or via email at kasp@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 **OCTOBER 4, 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, **Kristen Asp**, 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, Kristen Asp, for stamp and signature prior to submitting for Building plan check. Please contact Kristen Asp directly at 818-937-8161 or via email at kasp@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

for Kris Agaardi

Urban Design Studio Staff

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