

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date:** May 26, 2016

**DRB Case No.:** PDR 1601574  
(PZC 1601571)

**Address:** 2612 Honolulu Avenue

**Applicant:** Honolulu Village, LLC

**PROPOSAL:** To construct a 38,287 s.f. two- and three-story multi-family residential development with 28 units on a 43,610 s.f. lot. The existing structure on the site will be demolished.

### DESIGN REVIEW

| Board Member        | Motion | Second                   | Yes      | No       | Absent | Abstain |
|---------------------|--------|--------------------------|----------|----------|--------|---------|
| Charchian           |        |                          | x        |          |        |         |
| Benlian             |        | x                        | x        |          |        |         |
| Malekian            |        |                          |          |          | x      |         |
| Simonian            |        |                          |          |          | x      |         |
| Mardian             | x      |                          | x        |          |        |         |
| Totals              |        |                          | <b>3</b> | <b>0</b> |        |         |
| <b>DRB Decision</b> |        | Approved with conditions |          |          |        |         |

### Design Review Board Decision: Recommend approval of the project with conditions to the Planning Commission and City Council

**Conditions:**

1. Introduce additional seating and possibly other resident amenities at the central courtyard and at the upper portion of the south courtyard to make common spaces more usable.
2. Use permeable paving for at-grade hardscape areas or provide scoring pattern to direct water runoff to permeable areas.
3. Submit a lighting plan and cutsheets/details for staff review prior to plan check submittal.
4. Provide cross-section details for windows and surrounds.
5. Specify the paving materials on a separate site plan or landscape plan, and the fencing materials and locations, and submit for staff review and approval prior to plan check submittal.

**Considerations:**

1. Consider eliminating the oval-shaped walkway to the east of the Sycamore entrance and replace it with additional landscaping.

### Analysis

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

- The footprint of the 28 unit multi-family residential development is spread across the project site within four building envelopes and follows the unusual shape of the dual-front site. The project will be oriented towards both Honolulu Avenue and Sycamore Avenue with a 15-foot and a 20- to 23-foot street front setback, respectively. These street setbacks significantly exceed the setbacks on the adjacent properties on both Honolulu and Sycamore Avenues.
- Vehicular access to the garage will be from Sycamore Street on the easterly side of the property, closer to Rosemont Avenue. The primary pedestrian access to the interior courtyard will be from Sycamore Avenue, though there will also be pedestrian access points from Honolulu Avenue through a central entryway between the buildings and along the interior side property lines.
- Common open space and landscaped open space areas are provided throughout the property. Majority of the required common open space is located within a courtyard fronting Sycamore Avenue, as well as in smaller areas located between buildings. Each of the residential units also has a private balcony or patio (ranging from 62 to 200 SF).
- The new landscaping will be drought-tolerant and appropriate to the design of the project.

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

- The project's mass and scale comply with the North Glendale Community Plan by minimizing the mass of the new buildings on Sycamore Avenue, a residential street, and having the larger mass of the buildings shifted onto Honolulu Avenue, a commercial street.
- The facades are appropriately articulated through setbacks, fenestration, and building components. Additional features have been incorporated at various areas, such as a mix of horizontal and vertical siding, elongated eaves on the split, hipped roofs, and placement a variety of colors and materials, thereby articulating the horizontal appearance along the facades. Also, it is compatible with the height and massing of nearby multi-family and commercial buildings on the immediate street block.
- The roof design, building mass and proportions are consistent with the contemporary design of the building and the neighborhood context along both Honolulu Avenue and Sycamore Avenue. The overall height of the building will be 36'-0", though the majority of the project will have a two-story appearance along Honolulu and Sycamore Avenues.
- Building articulation, staggered building forms, and overall massing and scale help it to blend within the neighborhood context.

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

- The buildings located along Honolulu Avenue have a modern/contemporary design that complement the existing commercial character of the street, and feature a mix of horizontal siding, vertical metal siding, metal roofing, metal balconies and railings, smooth plaster, and glass. The buildings facing Sycamore Avenue have a traditional architectural design to complement the single family context of the street. These facades utilize very traditional architectural materials such as shingle siding, horizontal siding, river stone garden walls, smooth plaster, divided light windows and eclectic mix of building styles and forms. A contemporary design with Craftsman influences is appropriate in this North Glendale neighborhood.
- The proposed materials are high quality and provide a complementary appearance that supports the overall design of the development.

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

DRB Staff Member

Jay Platt for Kristen Asp