

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 9, 2017

DRB Case No. PDR 1629220

Address 1412, 1414, 1418 & 1422 Fifth
 (5th) St. & 1116 Sonora Ave.

Applicant Michael De La Torre

PROPOSAL: To demolish the existing buildings on-site including a four-unit Minimal Traditional bungalow grouping on Fifth Street and a Spanish Colonial Revival house on Sonora Avenue and construct a new 66 unit senior affordable housing residential project (including one manager's unit). The project is designed with a three story, U-shaped building facing Fifth Street and a separate two-story building facing Sonora Avenue. Both buildings have a total combined floor area of 55,716 square feet and 48 on-grade parking spaces on a 67,740 square-foot lot or 1.56 acres of land owned by the City of Glendale's Housing Authority in the R-2250 and C2 Height District I zones.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian	X		X			
Malekian			X			
Simonian		X	X			
Totals			4	0		
DRB Decision		Approved with conditions				

Conditions:

1. That a window schedule, similar to the City's window handout schedule, be attached to the plans.
2. Submit a window detail (cross section) to show all windows recessed within the opening and constructed with a wood frame and sill and include exterior grids.
3. That two-piece mission tile be used for the roof material.
4. Revise drawings to include all exterior light fixtures. Submit cut sheets fixtures to be used on the building, in the parking area, in the courtyard, etc., and ensure that light will shine away from adjacent properties.
5. Revise drawings to include all perimeter walls and/or fences and submit to staff for review and approval of design, material and detailing.
6. Revise design of the west façade to provide better articulation by means of changing façade planes and providing different cladding material at balconies.

Analysis

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

- The 66-unit senior affordable housing project has been designed with multiple structures. The main building is designed with a "U"-shape in order to accommodate a generous open central courtyard between the flanking two structures on either side. In addition, a separate building is proposed facing Sonora Avenue, designed with a more rectangular building footprint with the exception of strategic breaks in plane around the community room.
- The three story building consists of two structures flanking a wide inviting central courtyard/open space. The building contains one level units accessed from the first, second and third floors. At the south end of the courtyard, setback approximately 150-feet from the 5th Street front property line, is the building entry at the ground floor and corridor above connecting the two wings on either side of the courtyard.
- The trash bins and recycling containers are located at the rear, next to the easterly driveway and appropriately screened from view.
- Vehicular access to the site will be from Fifth Street, along the east side of the property, which appropriately provides access to the covered parking along the east side of the building at the rear of the site.
- Access to the units will be from an interior corridor and from the courtyard for the ground floor units.
- Ample common open space is appropriately proposed in various locations including the central courtyard and at the rear behind the main building. These areas include outdoor amenities including, benches, seating trees, tables, a barbeque area, a fireplace etc.
- The building facing Sonora Avenue features a community center and a multi-purpose room for the residents' recreational use, in an appropriate location toward the rear of the site.
- The surface parking area consists of covered (carports) spaces in an appropriate location along the east side of the main building, next to the driveway and uncovered parking spaces are located at the rear of the site in the commercial zone along the southerly property line.
- Landscaping is appropriately integrated into the design and the common areas consisting of low raised planters, a meandering walkway and seating trees in the central and rear courtyards. In addition, planting is proposed along the site perimeter, in the interior courtyards and the front of the property.
- Overall, the landscaping, common areas, courtyards, outdoor amenities and site planning complement the design and are appropriate to the neighborhood and the buildings occupants.

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

- The new structures will provide appropriate setbacks given their location on the site and its relationship to surrounding buildings.
- The roof design, building mass and proportions are consistent with the Spanish Colonial Revival style of the building and the neighborhood context.
- The building facades consist of varying forms, volumes, appropriate setbacks, and architectural design treatment including color combinations, awnings, decorative tile, balconies, iron details, etc. Applying this technique serves to accentuate the design and minimize a boxy outline.
- While larger than buildings nearby, the project's articulation, discrete building forms, and overall massing and scale help avoid being overbearing in the overall neighborhood context.
- The variety of materials and details helps to reinforce the reading of different volumes and appropriately articulates the building facades and reduces the mass and scale of the three story volume.
- The project's mass and scale integrates with the immediate street block and the neighborhood for the following reasons: The ground floors are appropriately setback, the front main building is designed in a "U"-shape form with two buildings flanking a wide central courtyard, the use of various volumes, breaks in the facades, openings, etc., breaks in the roof, the use of architectural details, use of fenestration, and breaks in plane, all contribute to softening the mass and scale of the two and three story mass. As a result, the buildings do not have an overwhelming appearance and complements the neighborhood context.

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

- The design of the building is a modern interpretation of the Spanish Colonial Revival style and is appropriate to the neighborhood.
- The proposed white medium sand finish stucco is appropriate and complements the brown accent color depicted on the windows, railings, corbels, fascia, and shutters and aqua accent color for awnings and wall tile. Overall, the proposed color palette integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- The awnings placed over windows, accent wall tile decorating the wall mounted fountain at the front facade, the iron balcony railings and the iron grills and courtyard gates, etc., all enhance and complements the building facades.
- The front facades are not mirrored, yet, relate architecturally. Each section has a unique architectural feature. For example, the east wing features a tower entry staircase, and a wall fountain with a "Juliet" balcony above at the front façade. The west wing features an exterior fireplace at the rear and an inviting arched front entry with a heightened parapet wall with open balcony deck above. The rear two-story building facing Sonora Avenue is designed with a wide street facing gable, an iron grill treatment at the center and three tall arched windows.
- Vinyl windows are proposed (Milgard Vinyl-Style Line Espresso). A condition will be added to ensure that all windows have exterior muntins and are recessed within the opening with a sill underneath. As proposed, the windows are appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes Spanish clay mission tile (Eagle Roofing-Capistrano LMC 8404 San Juan Blend). It is appropriate to the Spanish inspired design of the house and the neighborhood. The roof is mainly designed in various sizes of gable forms. This design approach complements the design of the buildings and includes breaks at appropriate locations. A condition will be included to ensure that two-piece roof tile is installed.
- The design features many of the character-defining features associated with the Spanish Revival style, including stucco walls, Spanish clay tile roof, exposed woodwork, a focal entries, recessed windows, arched entries, eave details with thick corbels, iron details etc., all complementary to the chosen style and the neighborhood.

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 Milca Toledo, Planner