glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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June 21, 2018

Robert Longuryan
610 South Broadway # 608
Los Angeles, CA 90014

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1726268
354 WEST WILSON AVENUE

Dear Mr. Longuryan:

On June 21, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application to demolish the existing single-family Craftsman Style residence and the existing detached garage (built in 1920), and construct an approximately 7,780 square-foot, two-story, multi-family residential building on an approximately 9,772 square-foot lot in the R-1250 (High Density Residential) Zone located at 354 West Wilson Avenue. The proposed building will feature two three-bedroom units (townhouse style) and four two-bedroom units with a subterranean parking garage for 15 spaces.

CONDITIONS OF APPROVAL:

1. Show exterior light fixtures at the front and rear elevations complementary to the overall design.
2. Incorporate additional stone cladding at the front facade, such as the lift enclosure and stairway wall, to provide a more balanced composition and enhance the appearance of the front facade.
3. Provide a licensed landscaped architect certification on the landscape plan. The landscape plan must comply with the State Water Model Efficient Landscape Ordinance (WMELO).
4. Update the landscape plans to remove any ornamental trees that are proposed to be planted within the dripline of the street tree.
5. Include protection details of the street tree on the plans in compliance with the Urban Forestry requirements.

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 site planning of the proposed building is appropriate to the site and its neighboring properties consist of single-family and multi-family residential buildings.

- The new building will face Wilson Avenue and will maintain the prevailing street front setback of adjacent properties along Wilson Avenue.
- The proposed two stairways at the front and rear of the proposed building are incorporated to the site appropriately and provide pedestrian accesses to the underground parking. An elevator access is also incorporated into the overall design of the front entrance to provide access from the parking level to the street and to the first level of the building.
- The proposed outdoor common space, at the rear of the building, is well integrated into the site planning and is accessible easily from all units. Amenities and landscaped area are designed appropriately within the outdoor common space.
- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. However, a condition of approval is added to require the landscape plan to be certified by a licensed landscaped architect and to include the statement and requirements to comply with the State Water Model Efficient Landscape Ordinance (WMELO).
- There is one street tree (mature Camphor) located in the parkway at front of the property, which is proposed to remain. A condition of approval is recommended that the street tree protection details be included on the plans to comply with the Urban Forestry requirements. The Urban Forestry also requires that the landscape plan to be modified to remove any ornamental trees that are proposed to be planted within the dripline of the street tree.
- The proposed perimeter walls will be a combination of split-face concrete walls with horizontal metal railings, located along property lines at sides and rear of the new building. The proposed walls are appropriately set back from the street front property line.
- The proposed rooftop equipment is integrated with the design and will be screened from public view with galvanized steel panels to be painted to match the stucco color of the exterior walls.
- The proposed light fixtures are appropriately located adjacent to the main entries and balconies at the side elevations; however, no light fixtures are shown on the front and rear elevations. If any are proposed, a condition of approval is recommended to show exterior light fixtures at the front and rear elevations complementary to the overall design.

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 mass and scale of the proposed building are compatible with the development pattern in the neighborhood, which consists of single-family residential and two-story, multi-family residential buildings in a variety of architectural styles.
- The proposed two-story building is well-articulated with the mass being broken up by projecting and receding volumes, varied window openings, and different cladding materials and colors.
- The flat roof design with parapet walls reinforces the proposed design concept of the Modern architectural style.

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:

- The proposed architectural details, color, and materials including smooth stucco finish, metal siding, stone cladding, primary wood and glass door, garage door, iron gates, balconies railings, metal awnings, stucco finish planters, and aluminum windows

reinforce the proposed Contemporary Modern architectural style and are consistent with the neighborhood context of variety architectural styles.

- A condition of approval is recommended for adding additional stone cladding at the front facade to enhance the overall design at the front facade.
- The proposed front wrought iron gates are located in appropriate locations and are consistent with the proposed design concept.
- All windows will be aluminum and flush with the walls with projected sills (stucco finish). The fixed and casements windows will have clear glass without grids. The style of the proposed windows is compatible with the Contemporary Modern architectural style.
- The private outdoor spaces and balconies are appropriately located to avoid views to the adjacent properties.
- The proposed setbacks at the sides and rear of the new building and the proposed landscaping at the project site provide buffers to enhance the privacy of the adjacent buildings.
- The proposed driveway and walkways at the front of the building will have decorative paving (Oslen Paving Stone).

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. **There are two active construction projects currently in progress on Wilson Avenue near proposed building. As well as two projects, on Salem Street and a huge project is occurring on Pacific and Broadway. The current Harrison complex on Wilson Ave just completed after years of construction. If construction on this site is approved, it should be started once all other construction projects on Wilson are completed.**

   Staff response: The timing of the construction is outside the purview of the Design Review process. Design Review focuses on reviewing the design, appearance, and compatibility of the project. Conditions of approval are included in this decision to assure the project compatibility to the neighborhood context.

2. **Is there an environmental impact (CEQA) study completed for the cumulative impact of all current construction projects in this neighborhood? If so, where can we access this? If a cumulative impact study has not been completed by the City of Glendale, one should be done prior to approval of this building.**

   Staff response: The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines, because the project meets all the conditions for an in-fill development project.

3. **Has the City of Glendale completed a traffic analysis resulting from all the developments being approved in this area? If so, where can we access the report. If a traffic analysis has not been completed for all projects near this proposed project, one should completed.**

Staff response: Based on the small scale nature of the proposed building, six units, a traffic analysis is not required. Fifteen parking spaces, as required by the Glendale Municipal Code Section 30.32, are provided in a semi-subterranean parking garage.

4. **The noise on Wilson Street due to all construction near our home is a nuisance and disturbs our peace. This has been consistent for years given the Harrison, Hyatt, and construction site behind our building on Salem. Now the proposed project near our home, again, will cause traffic, noise, and waste. Not to mention loss of property value due to the increase of supply.**

   Staff response: Construction noise associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36) and this comment relates to the construction phase, which will be addressed, regulated, and if necessary conditioned during the permit process by various City departments.

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 **July 6, 2018** 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 5:00 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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

JP:ab