CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

May 20, 2019

Mr. Garo Nazarian
Domus Design
109 E. Harvard Street, #306
Glendale, CA 91205

RE: Design Review Application No. PDR1906119
360 Burchett Street

Dear Mr. Nazarian:

On May 20, 2019, 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 construct a new, 6-unit, two-story, multi-family residential building over a 14-space, semi-subterranean parking garage. The front unit will be 624 square feet and the remaining will vary between 1,211 and 1,232.5 square feet in floor area. The existing single-family dwelling and detached garage, constructed in 1937, will be demolished.

CONDITIONS OF APPROVAL

1. Downspouts shall be shown on the plans for approval.
2. Exterior light fixtures shall be shown on the plans for approval.
3. A decorative finish for the driveway shall be specified within the front setback.

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 proposed building is appropriately located on the site, similar to neighboring multi-family residential development.
- The building provides the required setbacks on the front and sides of the building and a substantially larger setback than the required in the rear to accommodate the common outdoor area.
- The common outdoor space located to the rear of the building is easily accessible to all units, contains amenities for the use of the building's occupants, and is buffered from the rear unit with landscape planters.
- The parking garage is semi-subterranean as required and is accessible with one driveway only thereby minimizing curb cuts and paving.
- Landscaping consists of trees and a variety of other plant materials. A row of trees is specified along the west property line where the site abuts a lower density residential development.

- The finish material of the perimeter walls is specified as concrete and is an appropriate material and finish.
- The trash is appropriately located in the garage area.
- The location of the mechanical equipment on the roof and screened by parapet walls is appropriate.
- Downspouts are not shown on the plans. A condition to this effect is recommended.
- Exterior light fixtures are not shown on the plans. A condition to this effect is recommended.

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 building is set back from the street frontage and relates appropriately to the building setbacks of the neighboring residential development.
- The front of the building is designed with substantial articulation with recessed volumes and balconies to break up the front building mass.
- The sides of the building are designed with sections capped with vertical parapet walls and sections with sloping roofs thereby breaking up the massing along the sides into smaller modules.
- The building is designed in a Modern style with pitched roofs in the front and rear ends that transition, along the sides, to sections capped by rectangular parapet walls contrasting with sections capped with sloping roofs.
- On the first story, the balconies on the east elevation and sloping roofs on the west elevation provide a transition to the second story and reduce from the appearance of mass and monumentality.
- The combination of flat and sloping roofs is appropriate to the contemporary style of the building.

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 building is designed with significant articulation on all sides consistent with the Modern style.
- The simplicity of the details on the building is consistent with the Modern style.
- The white-framed fiberglass windows and red main entry doors are appropriate to the Modern building style.
- The proposed finishes consisting of smooth tan-colored stucco, light brown fibercement siding, light brown metal roofing and railing are well coordinated and appropriate to the Modern style.
- The light brown belt course that matches the roof color creates a relief between the two stories and enhances the horizontal character of the building while reducing from the appearance of height.
- Decorative pavers are shown for the walkways in the front.
- A decorative finish for the driveway shall be specified within the front setback.

COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Comments on behalf of several longtime neighboring residents were received in opposition to the proposed development. The comments cite the ongoing replacement of single-family homes with larger multi-family buildings resulting in the ongoing transformation of the community.

Staff response: The planned land use and the vision for the area, as indicated in the General Plan Land Use Element, is High Density Residential, which anticipates and recommends multi-family residential projects, such as the proposed project. The nearby area is developed with small multi-family buildings similar in scale and density to the proposed project, consistent with the General Plan. Also, the project complies with the provisions of the Zoning Code, including allowable density for the R-1250 (High Density Residential) zone, open space requirements, landscaped areas, and off-street parking standards. No exceptions from code standards are requested.

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, Chris Baghdikian, at 818-937-8182 or via email at cbaghdikian@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 **June 4, 2019** 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

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, **Chris Baghdikian**, 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, Chris Baghdikian, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baghdikian directly at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
PL:JP:CB