

January 24, 2017

Rodney Khan
1111 North Brand Boulevard, Suite 403
Glendale, CA 91202

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1403034
1017 SAN RAFAEL AVENUE**

Dear Mr. Khan,

On January 24, 2017, 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 five-unit, multi-family residential building on a 7,588 SF lot in the R-1250 (High Density Residential) Zone, located at 1017 San Rafael Avenue.

CONDITIONS OF APPROVAL:

1. Revise drawings showing all proposed exterior light locations, a specification that the fixtures will be shielded to avoid transmission towards adjacent properties, and a cut-sheet of the proposed fixture for staff review and approval.
2. Include a vertical section depicting the window units recessed in the wall.
3. Revise plans to include the walkway closest to the driveway to be composed of stepping stones to highlight the ground floor entry.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The new five-unit, townhouse-style, multi-family building will face San Rafael Avenue and will have a minimum street front setback of 20'-0", complying with Zoning Code requirements. Interior setbacks will be consistent with its design and streetscape. The subject lot is located between two existing multi-family developed lots.
- The open space areas are well integrated and are complementary to the design of the site. Sufficient common open space is provided in terms of Zoning Code requirements and accessibility for users.
- The new semi-subterranean parking garage accessed from San Rafael Avenue is consistent with the proposed design and rhythm of the front façade. The placement of the garage is subordinate to the proposed structure. The driveway has the minimum width of 11'-0" to minimize pedestrian conflicts. Pedestrian access to the semi-subterranean parking garage is from the easterly portion of the building towards the front elevators and stairs, which are appropriately incorporated into the overall design of the building.
- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and usable outdoor spaces.

- The applicant is proposing a concrete block wall with a maximum height of 6'-0" at the rear on the westerly property line that will be finished with a stucco spray. The style, color, and material of the boundary wall will complement the building's modern design. Pedestrian entry gates are located on the east and west sides of the building and will be made of metal tube with a horizontal design.
- The proposed metal screening for the rooftop mechanical equipment is well integrated with the overall design of the building. The proposed metal material is architecturally consistent with the modern style building, and the location of the screening is setback from the building wall, helping reduce the overall massing and break up the volumes.
- The trash enclosure is located in the semi-subterranean garage and is adequately screened from public view.
- The light fixtures located on the first floor are well incorporate into the building and provide ambience, safety, and security. Exterior lighting at the second floor is inconsistently depicted on the elevation drawings. A condition is added requiring revised drawings showing all proposed exterior light locations, a specification that the fixtures will be shielded to avoid transmission towards adjacent properties, and a cut-sheet of the proposed fixture for staff review and approval.

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

- The property is located in a multi-family zone where the neighborhood is mainly comprised of two-story residential buildings in a variety of architectural styles. The building's massing and articulation is compatible with the existing neighborhood.
- The building's form and profile follow the lot's flat topography.
- The architectural concept is executed with rigor and consistency since there is one main idea that governs the massing and design decisions. Its contemporary design emphasizes the separate units due to the use of massing fluctuation techniques throughout the building.
- The massing is broken up by recessed building forms and geometric volumes which assist in diminishing its size and mass. The building is expressed in a series of separate volumes, shown along the north and south façades to break up its mass and accentuate the design to minimize a boxy profile. The emphasis of horizontal and vertical elements throughout the building contributes to lessening its monumentality.
- The building maintains a flat roof design with an overall height of 26'-0". The proposed roof form is consistent with the building's design and reinforces the overall architectural idea since it is a modern type of construction. The overall height is not overbearing in relation to adjacent properties.

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

- The new multi-family project reflects a common vocabulary of building mass, forms, and elements and materials, while at the same time expressing architectural variation by employing a diverse palette of materials that work well together. Its design elements recognize that the building is 3-dimensional by taking all elevations into consideration and recessing the volumes.
- The entry is properly scaled and well integrated into the overall architecture of the structure by having elements such as overhangs, railings, properly located windows, and recessed volumes.
- All new windows will be aluminum, recessed, and a combination of fixed and slider operations. The proposed fenestration is compatible with the modern style of the

building. A condition is added to include a vertical section depicting the window units recessed in the wall. The modern door type used throughout the building complements the sliding and fixed windows.

- The design of the project is reinforced with color, material, and detail. A combination of wood, stucco, and metal siding is proposed throughout the building to reinforce its modern design. The placement of wood siding provides visual interest by avoiding the repetition of metal/gray architectural elements. The stucco has a cement plaster smooth finish in a light and dark gray color to diversify the buildings color palette. On the south elevation, a 3/4" channel metal reveal will be used to break up the mass of the building wall. Horizontal and vertical metal siding will be used to assist in diminishing the building's overall monumentality.
- The driveway will have a smooth concrete scored finish, keeping the paving pattern simple and relatable to the overall architectural design of the building. Although the overall building entrance is well defined, a condition is added requiring the walkway closest to the driveway to be composed of stepping stones instead of the proposed paving to highlight the ground floor entry.

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, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@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 **February 8, 2017** 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, **Danny Manasserian**, 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, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
PL:JP:dm