



May 17, 2017

Brian Wicksham
2404 Wilshire Blvd., Suite 12D
Los Angeles, CA 90057

RE: Design Review Case No. PDR 1701130
1128 Stanley Ave., 91206

Dear Mr. Wicksham,

On May 17, 2017 the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application proposing to demolish the existing one-story, 836 square-foot single-family house and detached garage (constructed in 1924) and construction of a new two-story, four-unit multi-family residential building over an 11-space semi-subterranean parking garage on a 7,207 square-foot lot, zoned R-1650 (Medium-High Density Residential) Zone.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. Provide a window schedule, per City requirements.
2. Submit window sections depicting a typical opening in a stucco-clad wall and wood-clad wall.
3. Revise drawings to include all exterior light fixtures. Submit cut sheets fixtures to be used on the building, in the common areas, etc., and ensure that light will shine away from adjacent properties.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The new two-story, four unit residential town-house style is designed over an 11-space semi-subterranean garage, fully integrated with the overall structure and consistent with other multi-family buildings in the neighborhood.
- The four-unit residential project is designed as a single structure with a rectangular building footprint, which is consistent with the shape of the lot and appropriately setback from the front and side property lines per Zoning regulations and the Comprehensive Design Guidelines.

- Each unit will have its main entry at the east or west side of the building. Having only two entry doors on each side allows for enhanced private and common open spaces.
- The trash bins and recycling containers are located inside the subterranean garage, appropriately screened from view as suggested in the Guidelines.
- Vehicular access to the site is appropriately located along the east side of the property, providing access to the new underground parking garage, which is consistent with other properties in the neighborhood.
- Common open space is appropriately proposed at various locations of the property with a larger portion proposed at the rear and the remaining on either sides of the building (east and west sides). These areas include outdoor amenities, i.e., benches and landscaping as required by the Zoning Code and recommended by the Guidelines.
- Landscaping is appropriately integrated into the building's design and outdoor common areas consisting of level and low raised planters. In addition, planting is proposed along the site perimeter, in the interior courtyards and the front of the property, complementing the overall site and appropriately integrated with the building and the neighborhood.
- The perimeter concrete walls will match the building and the metal side entry gates appropriately integrate with the contemporary style of the building and the neighborhood as recommended by the Guidelines.
- Overall, the landscaping, common areas, outdoor amenities and site planning enhances and complements the design and are appropriate to the neighborhood and the building's occupants as recommended by the Guidelines.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings 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 contemporary style of the building and the neighborhood context.
- The building's two-story mass and overall height of 23'-4" fits well with the surrounding one, two and three story buildings in the neighborhood.
- The project's massing is broken up by recessed building forms, geometric volumes, fenestration and cladding material. Applying this technique appropriately avoids a long, blank horizontal facade as it breaks up the mass and creates an interesting design element and minimizes a boxy outline as recommended by the Guidelines.
- The front of the building is composed of staggered and setback building forms, recesses on the ground floor, and further recessed 2nd floor building planes. The repeated configuration of these volumes creates interest and articulates the building facades, thereby reinforcing the building's design and minimizes potential mass and scale at the front façade. This design approach complements the style of the building and the smaller scale, buildings on the immediate street block, especially the adjacent one-story structures to the west.
- The applicant's use of combined materials (e.g., siding and stucco) and different colors help to reinforce the reading of different volumes; it articulates the building facades and reduces the mass and scale of the two-story volume as recommended by the Design Guidelines.

- The project's staggered volumes are the predominant aspect of the design. Overall, the building's massing is well-articulated by using various techniques, such as rhythm and variety of forms, recesses, and use of colors and cladding material to accentuate building elements as suggested by the Comprehensive Design Guidelines.

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

- The project features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, recesses, clean lines, modern finishes and transparent elements, which is complementary to the style of the building and other buildings in the neighborhood.
- Combination of colors and materials including white stucco walls and brown color horizontal siding are complementary to the building's contemporary style.
- White color plaster walls provide a crisp, minimalist appearance, while the brown siding provides an appropriate contrast in color and texture, providing a sense of warmth that enhances the project's geometries, which is consistent with the proposed building style. Overall, the proposed color palette integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- The asymmetrical front façade with stucco on the ground floor and horizontal siding on the second floor provides interest and clearly distinguishes the two floors and reads as two separate volumes. Similarly, each side entry is distinguished by its applied use of material (e.g., stucco or siding).
- Aluminum anodized bronze windows are proposed throughout. The windows are appropriate to the building's style and the neighborhood in terms of their material, operation and overall appearance.
- In addition to the private patios on the ground floor center units, the private patios on the second floor of the front and rear units include landscaping along its perimeter, which provides an appropriate buffer and privacy from adjacent properties.
- Overall, the building proposes many of the character-defining features associated with modern-style architecture including a combination of materials (stucco and horizontal siding), aluminum windows, metal railings, rectangular shapes, recesses, etc., all complementary to the chosen style and the neighborhood.

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, Milca Toledo, at 818-937-8181 or via email at mitoledo@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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **June 1, 2017**, in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

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, Milca Toledo, 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.

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An appointment must be made with the case planner, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
PL:JP:MLT