

February 26, 2018

Mr. Vartan Jangozian  
1224 E. Broadway #202  
Glendale, CA 91205

**RE: 357 Harvey Drive  
Administrative Design Review Case PDR 1729068**

Dear Mr. Jangozian:

On January 26, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to construct a new 2-story, 4-unit multi-family project with a semi-subterranean garage with 12 parking spaces, landscaping and common/private open space, on a 10,144 SF, vacant lot, zoned R-2250, located at **357 Harvey Drive**.

**CONDITIONS OF APPROVAL**

1. Enlarge the landscape planters that call for 24-inch box trees along the interior property lines (vertically and horizontally) to provide adequate space for tree roots and maturation. The 48" box multi-trunk Cajeputs proposed in the street front setback may be substituted with 36" box trees.
2. Clarify the wall/fence elements above the subterranean garage podium along the interior property lines identified on section drawings and provide a cut-sheet of the railing for staff review and approval. To comply with the Zoning Code, the combined height of the garage and any solid wall or solid fence on top of the garage in the setback area does not exceed six and one-half (6½) feet above the adjacent ground level. Any portion of a wall or fence exceeding a height of six and one-half (6½) feet above the adjacent ground level shall be a minimum of fifty (50) percent open.
3. Provide a smooth stucco finish for the exterior building walls.
4. Provide drainage plan on elevations showing gutters and downspouts for staff review prior to plan check.
5. Foam molding for the door and window surrounds shall be prohibited. Higher quality materials such as cast stone or EIFs will be acceptable.

**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 proposed townhouse-style building has a somewhat rectangular building footprint and will be centrally located on the slightly parallelogram-shaped lot. The project meets all setback

requirements and the site plan is consistent with other newer multi-family development in the area.

- Vehicular access to the semi-subterranean garage will be from Holly Street along the northerly interior property line; there is no alley along the rear. The primary pedestrian access to the front doors will be from a walkway along the southerly property line adjacent to the multi-family project to the south.
- Common open space is provided atop the podium garage deck at the rear of the property and along the northerly interior property line. Majority of the common open space buffers the building from the residences to the north, and will be visible from the Holly Drive.
- The 25% required landscaping is provided around the perimeter of the property within depressed and raised planters, as well as within the street front setback area. All landscaping will be drought-tolerant, and the landscaping palette is appropriate to the design of the building. A condition has been added to ensure that there is adequate soil depth in the planters for the proposed trees.

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

- The proposed 2-story development over the semi-subterranean garage on the sloped lot appears compatible with the scale and massing of the surrounding uses and structures. The development acts as an appropriate transition between the adjacent 3-story condominium complex to the south, and abutting 2-story condominium projects on Orchard Avenue to the north.
- There is a five foot drop across the front of the property from north to south, and a greater upslope towards the south-west corner of the property. Consequently, the project involves a “cut” condition along the southerly interior edge of the property into the slope, with the semi-subterranean garage built into the hillside and the front doors of the units facing the southerly, interior retaining wall. The northerly and westerly edges of the project will be built up with the semi-subterranean garage. The building’s massing is appropriately located closer to the up-sloped portion of the lot (and closer to the larger, three-story condo building directly south and upslope of the project site) and further away from the lower scale properties to the north.
- The development is appropriately articulated and modulated with setbacks and step-backs, building forms in shades of neutrals colors, as well as balconies and recesses, which help reduce the sense of its height and mass.
- The roof design, building mass and proportions are consistent with the newer townhouse design of the building. The overall height of the project is approximately 36 feet, which is compatible with the height and massing of nearby multi-family buildings in the neighborhood.

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

- The immediate neighborhood exhibits an eclectic mix of building styles and the proposed project, designed in the “Contemporary Mediterranean” style, is appropriate for the neighborhood.
- The building features clay tiled, hipped roofs, stucco plaster finish, cultured stone veneer along the lower level and as accents on the chimneys and certain planter walls, aluminum clad finish windows, stone or fiberglass molding/frames around the windows and doors, decorative stone and tile details on the east and west elevation. Conditions have been added to require smoother stucco finish and to prohibit foam molding.
- The proposed muted colors are compatible with the color schemes of the surrounding developments.



**COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD:**

No letters or email were received during the public comment period.

**This approval is for the project design only. Administrative Design Review approval of a project does not constitute full 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, Vilia Zemaitaitis, at 818-937-8180 or via email at [VZemaitaitis@glendaleca.gov](mailto:VZemaitaitis@glendaleca.gov).**

**APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION**

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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 or 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 **March 13, 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 pm.

**APPEAL FORMS available on-line: [www.glendaleca.gov/appeals](http://www.glendaleca.gov/appeals)**

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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**

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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**

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The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Vilia Zemaitaitis**, 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, Vilia Zemaitaitis, for DRB stamp and signature prior to submitting for Building plan check.

For more information or to schedule the appointment, please contact Vilia Zemaitaitis directly at 818-937-8154 or via email at [VZemaitaitis@glendaleca.gov](mailto:VZemaitaitis@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development



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Jay Platt - Urban Design Studio Staff

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