



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

July 2, 2019

Garo Nazarian
c/o Domus Design
109 E. Harvard Street #306
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1905716
708 NORTH KENWOOD STREET**

Dear Mr. Nazarian:

On July 2, 2019, 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 5-unit, 5,087 square-foot, multi-family residential building on a 6,745 square-foot lot located at **708 North Kenwood Street** in the R-1250 Zone. The townhouse style units will be two stories over a semi-subterranean garage. The proposal includes demolition of the existing one-story, 1,050 square-foot single-family dwelling (originally constructed in 1922), detached garage and guest house at the rear.

CONDITIONS OF APPROVAL:

1. Submit an exterior lighting proposal to include exterior lighting for the first and second floor with fixtures that are consistent with the proposed style of the development.
2. Revise the drawings to provide decorative paving materials for the driveways and walkways that complement the building design.
3. Revise the drawings to identify the downspouts, vents, and utility connections to be submitted for staff review and approval.
4. Provide vertical and horizontal section details of the windows that identify the required recess, sill, and frame.

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 North Kenwood Street and the building footprint is appropriately sited on the lot in such a way as to address setback regulations and the curvature of the street-front property line.

- The project provides the required, functional common and private outdoor spaces: each unit has balcony space and there is a 1,003 square-foot, landscaped common open space area located at the rear of the lot that will be accessible to all of the units.
- The new subterranean parking garage will be accessed from North Kenwood Street. Pedestrian access to the subterranean parking garage is from the rear common open space area and the front lift and stairs are appropriately incorporated into the overall design of the building. A condition of approval requires the driveways and walkways to feature a decorative material that complements the building design.
- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and usable common outdoor spaces.
- The applicant is proposing poured-in-place concrete boundary walls with a maximum 5'-0" height along the rear and interior property lines.
- The mechanical equipment is appropriately located on the roof, and screened from view by the roof forms. The trash bins and recycling containers are located in the subterranean garage and adequately screened from view. A condition of approval requires the drawings to be revised to identify the location of the downspouts, vents, and utility connections.
- No exterior lighting is shown, though it will likely be needed. A condition of approval requires submittal of a lighting proposal to include exterior lighting for the first and second floor with fixtures that are consistent with the style of the development.

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 high-density, multi-family residential zone where the surrounding neighborhood features primarily one- and two- story residential buildings. The 134 Freeway is directly to the south of the project site.
- The project's massing is broken up using a number of architectural devices, including recessed building forms, geometric volumes, changes in façade planes, balconies, and changes in material cladding. This is especially appropriate along the north and south façades as these features break up the mass and accentuate the design to minimize a boxy profile.
- The design features a mix of roof forms, including a gable roof at the front elevation, flat roofed areas along all elevations, and a hipped roof form at the first floor that wraps around to the south elevation. Along the north and south elevations, the projecting volumes feature a shed roof design which help provide visual interest.

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

- Overall, the consistent use of materials and colors throughout the project helps to reinforce the design concept. The surrounding neighborhood features a mix of architectural styles, and as such, the proposed design of the new development is appropriate.
- The entryways for each unit are integrated into the design, avoiding a sense of monumentality. The unit entries are well defined, featuring a recessed doorway.
- The new windows will be fiberglass, and are a combination of fixed and slider windows. The new windows will have a nail-in frame type to comply with Building and Safety requirements. The window schedule indicates that a new sill and frame will be built,

however, no additional details are provided. A condition of approval requires vertical and horizontal section details be provided and that the windows be recessed in the openings with a sill and frame.

- The drawings do not identify the paving materials for the driveways, walkways and entries. A condition of approval requires that the drawings be revised to address this, and that the paving material complement the building design.
- The proposed materials for the new multi-family building include a metal roof, stucco, horizontal cement board siding with a wood finish, and horizontal metal railings, which are appropriate to the style and overall design.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

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 17, 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

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, **Vista Ezzati**, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

JP:VZ:ve