



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 23, 2020 **DRB Case No.** PDRNRAF2004976

Address 2941-2943 Honolulu Ave.

Applicant Garo Nazarian c/o Domus Design

Project Summary:

The proposed project involves the demolition of the existing, approximately 4,600 SF, two-story commercial building (built in 1983) and a surface parking lot in conjunction with the construction of a new three-story, 18-unit 18,493 SF multi-family residential development over a 23-space, semi-subterranean parking garage located on 13,299 SF lot (before dedication) located in the C1 (Neighborhood Commercial) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Simonian			X			
Smith		X		X		
Welch	X		X			
Totals			2	1		
DRB Decision	Approve with Conditions					

Conditions:

1. Push the building down to a lower elevation to allow for street-level access without requiring a lift or extensive ramp. If the City Attorney determines that implementing this condition conflicts with the SB-1818 Density Bonus previously approved by the City, an ADA-accessible ramp, rather than a lift, may be utilized.
2. Redesign the front entry to make it more prominent and establish the focal point of the front façade.
3. Redesign the upper level at the four building corners to reduce the overall sense of mass and provide greater articulation at the roofline. This may be accomplished by lowering parapet

heights above the balconies, introducing hipped roof forms, pushing back walls at the balconies, and/or other revisions that will accomplish the goal of this condition.

4. Increase the amount of cladding employed at all facades to reduce the overall amount of stucco. Consider emphasizing the building corners with additional cladding in conjunction with Condition 3.
5. Use smooth-faced, horizontal cementitious siding rather than the proposed synthetic wood-grained siding to be more compatible with materials traditionally employed in this area.
6. Revise the color palette to incorporate earth-toned colors rather than the more vibrant colors proposed.
7. Move the trellis at the roof deck further back from the front façade to limit its visibility from the street.
8. Clearly depict street trees and parkways on the plans and introduce street planters and new trees in the right-of-way to the satisfaction of the City's Urban Forestry section.
9. Introduce tall vertical landscaping adjacent to the rear boundary wall in order to screen and soften the wall adjacent to the alley.
10. Provide specifications (cutsheets) for the exterior lighting fixtures on the building (or landscape plan for site lighting) and locations for staff review and approval prior to plan check submittal. Specify fixtures consistent with the contemporary aesthetic of the building.
11. Submit details of all junctions where different materials intersect, including corner details where materials turn the corners for staffs review and approval prior to plan check submittal.
12. Ensure that all gutters and downspouts are finished to match the adjacent wall color.
13. Submit window sections depicting a typical opening in 1) a stucco-clad wall and 2) a siding-clad wall.
14. Submit a complete window schedule consistent with the City's window handout.
15. Revise the drawings to indicate decorative paving for the driveways and entries per the Zoning Code.

Consideration:

1. Incorporate river rock cladding at planter walls in the front landscaped area to help improve compatibility with the surrounding context.

Analysis:

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 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, rear and side property lines in accordance with the R-1250 residential standards
- The project is consistent with the recommendations outlined in the North Glendale Community Plan for projects located in the Verdugo City Village Center. This area has a variety of building types with varied relationships to the street. The proposed residential development strengthens the street edge and provides a landscaped area at the front of the lot facing Honolulu Avenue
- The proposed open and landscaped front setback facing Honolulu Avenue is consistent with the North Glendale Community Plans because it provides landscaped open space at the front to break up the building massing as viewed from the street

- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. It is appropriately integrated into the design and consists of level and low raised planters especially at the front facing Honolulu Avenue, consistent with the North Glendale Community Plans where it recommends maximizing the amount of landscaping on site, especially close to the street and providing landscape design complementary to the overall site design in all open spaces on site
- The project complies with the required open space standards for common open space, exceeds the required 40 SF minimum for private open space per unit, and meets the required 25% landscape requirement per the R-1250 standards. The project's common open space is appropriately spread out throughout the property including in the rear area which helps push the building mass away from the single-family residential uses across the alley. Additional open space areas are proposed along the sides and the building's roof deck. Amenities (benches, barbeque and shade structures) and landscaped areas are designed appropriately within the outdoor common space
- Vehicular access to the semi-subterranean parking garage is provided off Honolulu Avenue, away from residential development across the alley to the north
- All equipment and trash areas are appropriately screened from view
- Concessions (Incentives Pursuant to GMC Section 30.36.070 A) from the R-1250 standards were approved by the Director of CDD to increase the maximum floor area ratio (FAR to 1.4, increase the maximum height and stories to 42'-3" and three stories and reduce required parking – seven space shortfall. The project will require 30 spaces total by utilizing the Density Bonus Law automatic parking concession under Government Code 5691(p). The project will provide 23 parking spaces total. The project will result in a parking shortfall of seven (7) spaces
- Conditions are included to submit lighting cutsheets and exterior lighting plans on the building (or landscape plan for site lighting) for review and staff approval, paint the gutters/downspouts to match the adjacent wall color, introduce tall vertical landscaping in the planters adjacent to the rear boundary wall in order to screen and soften the tall wall adjacent to the alley and clearly depict planters in the City's parkway in the public-right-of-way and introduce new street trees in this area to the satisfaction of the City's Urban Forestry section

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 project is consistent with the North Glendale Community Plan because it fits well with the surrounding building fabric. The Plan suggests that new development (even if larger than existing context) should relate to existing adjacent buildings through use of proportion, transition, or other design features
- The new structure will provide appropriate setbacks given their location on the site and its relationship to surrounding buildings
- The massing is broken up by recessed building forms, breaks in roof and walls, fenestration and cladding material. Applying these features appropriately avoids long, blank horizontal facades as it creates an interesting design element and minimizes a boxy outline as recommended by the Guidelines
- The combination of materials (e.g., siding, stucco, and iron treatment) and colors help to reinforce the reading of different volumes, and articulates the building. With the conditions imposed by the Board, which include: move the trellis further back, apply smooth-faced, horizontal cementitious siding and using earth-toned colors, redesigning the upper level at the four building corners and provide greater articulation at the roofline by lowering parapet heights above the balconies,

introducing hipped roof forms, pushing back walls at the balconies, and/or other revisions, increase the amount of cladding employed at all facades to reduce the overall amount of stucco, and consider emphasizing the building corners with additional cladding in conjunction the building's massing and articulation, will help provide appropriate massing relief especially at the front facing Honolulu Avenue as recommended in the North Glendale Community Plan.

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. Conditions are imposed by the Board, which are: to move the trellis at the roof deck further back from the front façade to limit its visibility from the street, increase the amount of cladding employed at all facades to reduce the overall amount of stucco and consider emphasizing the building corners with additional cladding
- With the Board's imposed conditions, which are: revising the color palate to incorporate earth-toned colors and using smooth-faced, horizontal cementitious siding to be more compatible with materials traditionally employed in the neighborhood, the combination of materials and color would complement the building's contemporary style. An additional condition is included to submit details of all junctions where different materials intersect, including corner details where materials turn the corners
- Fiberglass 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. A condition is included to submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall and submit a complete window schedule consistent with the City's window handout
- Ground floor units and private patios are appropriately separated from the common areas through the use of planters and landscaping. Also, landscaping along the perimeter of the site provides an appropriate buffer and privacy from adjacent properties and the alley to the north
- With the conditions imposed by the Board, which are: 1) to push the building down to a lower elevation to allow for street-level access without requiring a lift or extensive ramp. If the City Attorney determines that implementing this condition conflicts with the SB-1818 Density Bonus previously approved by the City, an ADA-accessible ramp, rather than a lift, may be utilize, and 2) redesign the front entry to make it more prominent and establish the focal point of the front façade, the front entry design will appropriately complement the building, with a focal point entry facing Honolulu Avenue
- Overall, the building proposes many of the character-defining features associated with modern-style architecture including a combination of materials (stucco and horizontal siding), fiberglass windows, metal railings, rectangular shapes, recesses, etc., all complementary to the chosen style and the neighborhood

DRB Staff Member Milca Toledo, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.