



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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September 29, 2020

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

**RE: ADMINISTRATIVE DESIGN REVIEW NO. PDR2008548
119 West Chestnut Street**

Dear Mr. Khan

On September 28, 2020, 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 proposing to construct a new, two-story, five-unit, multi-family residential building over a semi-subterranean parking garage on an 8,686 square-foot lot located in the R-1650 (Medium High Density Residential) Zone, at **119 West Chestnut Street**.

CONDITIONS OF APPROVAL:

1. Provide details for the proposed driveway pavers prior to plan check submittal.
2. Revise drawings to consistently show the accurate colors for all proposed exterior materials.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The new five-unit, multi-family building will face West Chestnut Street and satisfies minimum and average setback requirements and is considerate of the prevailing setbacks on the street. Outdoor areas including a BBQ and sitting areas are sited in the rear and well integrated into the site design.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone. New drought tolerant landscaping in planters is used to create functional and usable common space at the rear and also to provide landscape buffer at the perimeters from adjacent properties and the street.
- The new semi-subterranean parking garage will be accessed from West Chestnut Street. Pedestrian access to the semi-subterranean parking garage is from the rear common open space area and the front with the lift and stairs appropriately incorporated into the overall design of the building. The applicant's proposal includes a 11-foot wide driveway constructed with permeable pavers. A

condition of approval requires that the applicant provide details for the proposed pavers prior to plan check submittal.

- The applicant is proposing split-face, concrete block walls with a maximum height of 6 feet at the western and rear property line, to match the existing block wall at the eastern property line; the new block walls will be finished with white cement plaster on both sides. The proposed walls' style and material are appropriate for the modern design of the building.
- The street-facing pedestrian gates are proposed to be custom-made, bronze-colored, iron gates with a metal mesh screen, which resembles a grid pattern. The railings for the second-floor balconies and the metal screening for the rooftop equipment complement the material and design of the entry gates, and are also to be custom-made, bronze-colored, iron railings with metal mesh screen. The proposed gates, railings, and the metal screening for the rooftop equipment are well integrated to the overall design and appropriate in color and material for the proposed building.
- The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view. The water and power meters are proposed to be in the semi-subterranean garage; the gas meter is located in the landscaped area right above the semi-subterranean garage, hidden from view and out of the setback area.
- The proposed light fixtures as shown on the drawings are compatible with the style of the new apartment building and are appropriately located by entryways of each unit and at the north and south elevations.

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 comprised of a mix of one to three-story, multi-family developments in a variety of architectural styles. The new two-story apartment building will complement contextual massing of the immediate neighborhood.
- The project's design incorporates building forms at different planes and geometric volumes, which is appropriate along all four façades, as it avoids overbearing presence toward the street and the adjacent neighbors while accentuating the modern design.
- While the overall height of the new building will be 26 feet (including the metal screening for the rooftop equipment) the roofline varies in height across the facades. The proposed flat roof is appropriate for the design. The difference in height of the geometric volumes of the building is the most noticeable from the street-facing façade and creates visual interest.

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

- The surrounding neighborhood features a mix of architectural styles. The proposed modern style of the new building is compatible with the eclectic neighborhood context.
- The entryways for each unit are well integrated into the design and located along the east elevation. The entry doors are proposed to be modern-style single-doors with a transom window.
- All new windows will be aluminum-framed, dual-glazed, windows with a dark bronze finish and recessed into the openings that have dark bronze-colored concrete sills. The windows will be a combination of casement, fixed, single-hung, and sliding operations. The proposed windows are compatible with the modern style of the building.
- The window and balcony door openings on the second floor are detailed with canopies, which echo the fascia that separates the first and second floor of the building and creates visual interest for an otherwise empty space.
- The modern design of the project features a combination of appropriate exterior cladding materials including smooth finish cement plaster in light colors, horizontal and vertical metal siding in “Hemlock Green” and “Parchment”, and metal fascia. The proposed colors and exterior materials are appropriate for the overall design of the development. However, because the colors depicted on the elevations do not match the rendering, a condition of approval requires that the applicant revise the drawings to show accurate, consistent colors for proposed exterior materials.
- The proposed balcony railings, pedestrian gates, and the screening for the rooftop enclosure will be consistent in look and material, which is custom-made in bronze-colored iron with metal mesh screen. In addition, the proposed split-face, concrete block walls with a maximum height of 6 feet at the western and rear property line will be finished with white cement plaster on both sides. The proposed design and material of the railings, gates, screening, and the block walls are appropriate for the modern design of the building.

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, Minjee Hahm, at via email at mhahm@glendaleca.gov.

RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No community input was received during the comment period.

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 **October 14, 2020** via email at Zoning@glendaleca.gov.

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 online and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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, **Minjee Hahm**, 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 email 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, **Minjee Hahm**, for stamp and signature prior to submitting for Building plan check. Please contact Minjee Hahm directly at via email at mhahm@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
JP:MH