



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

June 21, 2021

Haykanush Ananyan
635 West Colorado Street
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2105036
426 IVY STREET**

Dear Ms. Ananyan,

On June 21, 2021, 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 to demolish an existing 1,984 SF two-story, single family house (built in 1910) and construct a new four-unit, multi-family residential building on a 6,250 SF lot in the R-1250 (High Density Residential) Zone.

CONDITIONS OF APPROVAL:

1. New landscaping to be drought tolerant.
2. Revise window schedule to show the material, frame type, and sill and frame detail for staff review.
3. Vertical section of window showing frames, location of glass, and sills.

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 four-unit, townhouse-style, multi-family building will face 426 Ivy Street and will have a minimum street front setback of 23'-6", complying with Zoning Code requirements. The subject lot is located between two existing multi-family developed lots.
- The open space areas are well integrated and are complementary to the design of the site. Sufficient common open space is provided in terms of Zoning Code requirements and accessibility for users.
- The new semi-subterranean parking garage accessed from 426 Ivy Street is consistent with the proposed design and rhythm of the front façade. The placement of the garage is subordinate to the proposed structure. The driveway has a minimum width of 11'-0" to minimize pedestrian conflicts. Pedestrian access to the semi-subterranean parking garage is from the easterly portion of the building

towards the front elevators and stairs, which are appropriately incorporated into the overall design of the building.

- The proposed landscape plan is complementary to the development of the site, with new landscaping used to create functional and usable outdoor spaces. A condition of approval has been added to insure proposed plant palette will be drought tolerant.
- The trash enclosure is located in the semi-subterranean garage and is adequately screened from public view.

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 mainly comprised of two-story residential buildings in a variety of architectural styles. The building's massing and articulation is compatible with the existing neighborhood.
- The architectural concept is executed with consistency. The modern design emphasizes the separate units by the use of massing undulation throughout the building.
- The massing is broken up by recessed building forms and geometric volumes which assist in diminishing its size and mass. Along the east and west façades, the building is expressed as a series of separate volumes, to break up its mass, accentuate the design, and minimize a boxy profile. The emphasis of horizontal and vertical elements throughout the building contributes to lessening its monumentality.
- The building maintains a flat roof design with an overall height of 26'-0". The proposed roof form is consistent with the building's design and reinforces the overall architectural idea since it is a modern type of construction. The overall height is not overbearing in relation to adjacent properties.

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

- The new multi-family project reflects a common vocabulary of building mass, forms, and elements and materials, while at the same time expressing architectural variation by employing a diverse palette of materials that work well together. Its design elements recognize that the building is 3-dimensional by taking all elevations into consideration and recessing the volumes.
- The entry is properly scaled and well integrated into the overall architecture of the structure by having elements such as overhangs, railings, properly located windows, and recessed volumes.
- All new windows will be a combination of casement (only at the front façade), fixed, and slider operations. The proposed fenestration is compatible with the modern style of the building. A condition of approval has been added to revise the window schedule to show the material, frame type, and sill and frame detail for staff review.
- The design of the project is reinforced with color, material, and detail. A combination of cement fiber siding and stucco is proposed throughout the building to reinforce its modern design. The placement of cement fiber horizontal siding provides visual interest through its placement. The stucco has a textured finish in a light color for a mix of color palette. The horizontal metal railings also help diminish the building's overall monumentality.

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, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@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 6, 2021** 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, **Danny Manasserian**, 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, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
KA:dm