



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 23, 2023 DRB Case No. PDR-000508-2022
 Address 1534-1538 E Broadway
 Applicant Kathy Holland

Project Summary:

Design Review Board application to construct a new eight-unit, 2-story multi-family residential condominium building and semi-subterranean garage with 21 parking spaces, in conjunction with the demolition of the existing single-family residence and two-unit multi-family residence and detached garages (originally constructed in 1925 and 1937), on a 15,000 SF lot in the R-2250 (Medium Density Residential) Zone.

Design Review Board:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian					X	
Simonian		X	X			
Tchaghayan			X			
Welch	X		X			
Totals			4	0		
DRB Decision		Approve with conditions				

Conditions:

1. Provide additional common open space at the interior courtyard or at the side yards, where the space is directly accessible to occupants.
2. Provide additional brick veneer cladding at rear façade to reflect the mix of materials employed at the other facades.
3. Revised drawings to indicate the location of all HVAC compressors. If they are proposed for the roof, provide code-compliant screening that is compatible with the overall design of the project.

4. Provide shielded light fixtures at the side and rear facades to avoid light spill-over onto adjacent properties.

Determination of Compatibility: Site Planning

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

- The building's footprint follows the general shape of the lot and complements the surrounding area.
- The interior courtyard provides additional common open space areas, accessible via the private patios of the bottom-floor units. The residential units are separated and screened with the use of landscaping, patios and fencing, all integrated into the site design.
- The driveway access into the semi-subterranean garage is taken from East Broadway, following the pattern of similar buildings in the area.
- The gentle down-sloping topography that descends from the north to the south will somewhat expose the garage wall at the front and sides. To help soften the appearance of the semi-subterranean garage, the street front setback will be landscaped with planters at either side of the walkway/staircase and above the garage entry. Additionally, the interior setbacks will be landscaped with the grade dropping towards the rear, allowing the garage to be camouflaged when viewed from the street at any angle.
- The property will be landscaped with a variety of California-friendly trees, shrubs and ground cover, which will complement the building's design. The planting pallet includes blue hibiscus, blue flame agave and orchid rockrose and a variety of low/very low water use ground cover, such as fortnight lily and California fescue throughout the site. Additionally, one California sycamore and seven toyon will be located throughout the site.
- The roof plan and elevations do not depict any HVAC units. This will be remedied through the condition that the drawings be revised for staff review and approval to show the location of all units and that, if located on the roof, appropriate code-compliant screening will be included.
- The trash bins and recycling containers are located in the new semi-subterranean parking garage and are not visible from the street.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings, as modified by any conditions of approval, for the following reasons:

- The mass and scale for the proposed project fits within the predominant development pattern of the surrounding properties consisting of two- and three-story multi-family buildings to the north (across E Broadway), west and east, and single-family homes to the south.

- The proposed building will be similar in height to its immediate neighbors.
- A variety of volume breaks are incorporated within the building's design, producing well-articulated facades. The interior and street elevations avoid long continuous unarticulated building walls and are appropriate for the surrounding context. The upper floors will be setback from the ground level, appropriately articulating the building's volume.
- The building's design will include flat roof forms and feature varied roof heights. The flat roof with parapets appropriately reinforces the proposed design concept of a contemporary architecture style.
- The landscaping at the front yard, staggered throughout with planters between the staircase/ramp, further reduces the building's mass as viewed from East Broadway.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings, as modified by any conditions of approval, for the following reasons:

- The proposed architectural materials and finishes are appropriate to the design of the building, which includes smooth stucco, standing seam trim, brick, aluminum downspouts, iron railings, fiberglass sliding doors and windows, an aluminum pedestrian gate, and cylindrical sconces.
- The location of the primary entryway with an aluminum exterior pedestrian gate is well designed and integrated into the design appropriately.
- The immediate neighborhood along East Broadway features numerous multi-family dwellings in a variety of styles. The proposed style of the dwelling is well designed and will enhance the architectural quality of the surrounding area.
- The driveway and walkway throughout the building, and visible to the street, will have decorative paving, appropriate to the design concept.

DRB Staff Member: Sadie Gropen, Planner

All resubmittals require a Design Review application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new Design Review application and all corresponding materials, including new mailing list and labels.

Notes:

- Stamped plans are available through the Glendale Permit Portal. Please contact the case planner with any issues in viewing the stamped plans.
- 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.