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

DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date Dec. 14, 2023 **DRB Case No.** **PDR-001601-2023**

Address 424,430, & 434 W.Milford St.

Applicant Alen Malekian

Project Summary:

The project involves the demolition of five existing residential dwelling units on site and the construction of a new four-story, 43-unit multi-family residential housing project totaling 30,665 square feet (SF), over a one-level, semi-subterranean parking structure containing 36 residential parking spaces located on a 21,750 SF site in the in the R-1650 (Medium-High Density Residential). The project will provide eight (8) affordable units reserved for very low income households.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Kaskanian			X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			**4**	**0**	**1**	
DRB Decision	Approved with conditions					

Conditions:

1. Provide cut sheets for all site lighting and light fixtures on the building. Also show the location of all proposed site lighting (including common open space areas) and light fixtures on the building limited to the the main entry and patio doors.
2. Identify gutters and downspouts on the building painted to match the adjacent wall color. If the project proposes an internal drainage system, submit a detail.
3. Setback the concrete benches at the front of the property a minimum of 20 feet from the front property line in compliance with the zoning code.
4. Submit window sections depicting a typical opening in a panel cladded wall and cement wall.

5. Provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff's review and approval prior to plan check submittal.

Determination of Compatibility: 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 consistent with the rectangular shape of the lot. It 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.
- The proposed development strengthens and enhances the street by providing landscaped planters at the front (north) of the lot, facing the street.
- The proposed central courtyard is appropriately located in the center of the lot for easy access to all residents, providing a variety of seating areas complemented by landscaped planters, while maintaining appropriate privacy levels for adjacent residential units. Additionally, common areas for the residents are proposed at the rear and the building's roof top.
- Raised planters over the semi-subterranean parking structure are distributed throughout the ground level. The planters are sized to allow for planting to grow to maturity. In-ground planting and trees are provided where possible including the common areas, and hardscape materials including concrete, and integrated seating are also design features, enhancing the site and the neighborhood. A condition is included to setback the concrete benches at the front of the property a minimum of 20 feet from the front property line in compliance with the zoning code.
- The design and materials of the proposed site gates and fences/walls are compatible with the building design. A six-foot high burnished concrete masonry (block) stack bond wall to match the building is featured along the site's perimeter. Additionally, the wall is featured at the side entries to the building. The design and materials of the fence/wall and entry gates are compatible with the building design.
- Vehicular access to the residential parking garage is from Milford Street via a gated driveway at the front, east side of the building. The ungerground (semi-subterranean) parking garage provides 36 residential parking spaces.
- Trash room, electrical room, and gas meters are located in parking garage, effectively screened from public view.
- Site lighting as well as lighting on the building should be depicted on the drawings. Conditions are suggested by staff to 1) show site lighting (including common all common areas) and light fixtures on the building limited to the main entry and patio doors, and 2) identify gutters and downspouts on the building painted to match the adjacent wall color.

Determination of Compatibility: 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 new four-story (59 ft.,7-inch high) structure will provide appropriate setbacks. The ground floors are appropriately setback from the street front property line. The building is broken up into two buildings flanking a central courtyard, providing appropriate massing relief for the site, adjacent buildings and the neighborhood.
- The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, and cladding material. This helps avoid long horizontal facades and minimizes a boxy outline. Through the use of different cladding materials and colors including siding, fenestration, wall texture and finish, as well as a roof deck and private balconies, holistically it gives the project additional texture and relief to the overall mass.
- The proposed palette of materials (e.g., siding, wall finishes, colors, cladding (hardie and metal panels, glass treatment, etc.) and variety of colors help to reinforce the reading of different volumes and

articulates the building. To further enhance and articulate the building's side facades, staff recommends introducing additional cladding and/or color on the east and west elevations. Overall, the building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially facing the street.

- The flat roof design, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context.

Determination of Compatibility: 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 new building features a contemporary design that employs a variety of forms, volumes and mix of colors and materials for architectural effect, complementing the site and the neighborhood. The building's proportions are appropriate and relate well to the site and the neighborhood. While the front façade is appropriately articulated through the use of color, fenestration, cladding, and roof design, as previously mentioned, staff recommends additional cladding and/or color variation along the east and west facades.
- The proposed materials include a variety of finishes, which help reinforce the building's overall contemporary design, including natural concrete finishes, painted steel detailing for visual interest, light gray iron details, accent teal color paneling, and fiberglass windows and patio doors. Windows will be casement operation, gray color tone, and recessed within the opening. Overall, the building's colors, finishes and details complement the site, the building's contemporary design, and the neighborhood as recommended by the Guidelines. A condition is suggested to provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff's review and approval prior to plan check submittal.
- The building's main front entrance is well integrated into the design, featuring an appropriate focal point gated entry accessible from Milford Street, complementary to the site and the neighborhood. Additionally, access to the individual units on the upper levels are proivded by exterior open corridors/walkways and units on the west side overlooking the center courtyard area.
- The proposed contemporary architectural style of the project is appropriate to the site and the neighborhood. The design of the building includes an emphasis on rectangular shapes and voids, rooflines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.
- The proposed windows are appropriate to the design of the building and the neighborhood in terms of their material, operation and overall appearance. The project features recessed fiberglass windows with a gray finish and casement operation, appropriately complementary to the building's contemporary style. A condition is included to submit window sections depicting a typical opening in a panel cladded wall and cement wall.

DRB Staff Member Milca Toledo, Senior Planner

Notes: Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of projects 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.