

January 27, 2016

Applicant:

Arthur Israelyan
635 W. Colorado Street # 112
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1407851
708 E. Palmer Avenue**

Dear Mr. Israelyan,

On January 27, 2016, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application proposing to construct a two-unit townhouse-style residential condominium. Each unit will have an attached private two-car covered and enclosed parking garage, each directly accessing a unit above. A detached one-car covered and enclosed parking garage is proposed at the rear of the lot. The project is on a 9,150 square-foot vacant property in the R-3050 Moderate Density Residential Zone located at **708 E. Palmer Avenue**.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following conditions of approval on this project:

1. Property line walls shall be either a 6-foot tall wood fence or concrete block wall. Vinyl fence shall not be used for this project. If block wall is chosen, the side facing adjoining property shall be split face.
2. That the colors presented in the material board be accurately represented on the building.
3. That a cut sheet for the entry doors be submitted.
4. That the electric, gas and water meters be clearly shown on the plans and be screened from view by an appropriate architectural or landscape treatment.
5. Provide permeable material for driveway.
6. Provide landscaping around the detached garage at the rear to soften its appearance from the common outdoor area.
7. Reduce the pavers at the front leading from the sidewalk to the building entry and incorporate a planter strip along one or both sides of the pavers.

CONSIDERATIONS

8. Consider introducing additional landscape vine pockets along the driveway next to the units.
9. Consider introducing additional landscaping next to the garages.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning –The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines. The new multi-family building is appropriately located on the site and the project is consistent with the surrounding multi-family developments in the neighborhood, the building footprint appropriately reflects the shape of the lot and its relationship to the street is well conceived.

Mass and Scale –The proposed two story multi-family development is consistent with the scale of the surrounding buildings. Various design elements of the building, such as variations in form, use of color and materials help create a well-proportioned building. The overall size, height, mass and scale are appropriate and the project fits well within the neighborhood and the intent of the Comprehensive Design Guidelines.

Building Design and Detailing – The proposed design and detailing feature well-proportioned volumes, high-quality materials, colors and details and appear consistent with the proposed modern style. The building complements the neighborhood because the project's articulated building forms and overall massing and scale help it to blend within the neighborhood context. As proposed, this development will be consistent with the intent of the Comprehensive Design Guidelines. The proposed design incorporates thoughtful, creative treatments that are internally consistent and well deployed across the site.

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, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing a two-unit townhouse-style residential condominium. Each unit will be three bedrooms with the following square footage: 1,974 square feet and 2,018 square feet. Each unit will have an attached private two-car covered and enclosed parking garage, each directly accessing a unit above. A detached one-car covered and enclosed parking garage is proposed at the rear of the lot. The two front units have garages directly below the residential areas. A 25-foot wide storm drain easement crosses the rear of the property. The project is on a 9,150 square-foot vacant property in the R-3050 Moderate Density Residential Zone.

CONTEXT

GENERAL PLAN: Land Use Element: Moderate Density Residential. The project complies with the intent of the General Plan Land Use Element because it adds to the variety of housing types and it is located in an urbanized part of the city near transit lines, thus reducing sprawl.

ZONE: R-3050, Moderate Density Residential

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There are no protected tree(s) on or within 20 feet of the subject site.
- Historic Preservation: The site is vacant.
- CEQA Status: Exempt from the California Environmental Quality Act (CEQA) per Section 15303, Class 3 – New construction of a six-unit or smaller residential building.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R-1650 (Medium High Density Residential)	Multi-family dwellings
South	R1R III (Restricted Residential FAR district III)	Single family dwellings
East	R-2250 (Medium Density Residential) and R1 III (Low Density Residential)	Single and Multi-family dwellings
West	SR (Special Recreation)	Palmer Park
Project Site	R-3050	Vacant

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines:

In November 2011, City Council adopted the Comprehensive Design Guidelines, which include Guidelines for multi-family projects. The following summarizes the main relevant points:

- Site Planning: Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.
- Mass and Scale: New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.
- Design and Detailing: The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

	Code Requirement	Proposed
Floor Area Ratio	0.65 maximum	0.55 (5,104 sq.ft.)
Lot Coverage	50% maximum	40%
Height	Max. 2-stories and a max. height of 26 ft.+ 5 feet for min. roof pitch of 3:12. (31 ft. total)	2 stories and height of 25'-8"
Setbacks	Street Front: Garage 1st floor: 20 ft. min, 23 ft. average and 2nd & 3rd floors: 23 ft. min, 26 ft. average. Interior: 5-foot minimum with an 8-foot average on the 1st floor, 8-foot minimum with an 11-foot average on the 2nd floor.	--Street Front: 1st flr: 25'-2" min., 25.5' average, 2nd flr: 25'-2" min., 27.08' average and --Interior: 1st flr: 5'-9" w/ an 8.04' average (west), 10'-9" w/a 17.98' average (east) & approx. 41' setback (south) Detached one-car garage setback 5 feet from interior property lines. -2nd flr: 10'6" w/an 16.39' average (east), 12'-7" w/a 11.02' average (west) & 46'-5" w/an average of 48.56' (south)
Landscaping	30% minimum (2,745 sq.ft.)	31% (2,814 sq.ft.)
Parking	Two 3-bdrm units (2.5 spaces p/unit). TOTAL 5 residential spaces	Five (5) residential parking spaces

1. Site Planning – The 9,150 square-foot lot is generally flat with access from Palmer Avenue. The proposed residential building sits near the center of the property, approximately 25 feet from the front property line. A 441 square-foot detached garage is attached to each unit at the ground floor level. A 25-foot wide flood control easement crosses the site towards the rear. A single detached garage is located at the rear of the site. The proposed lot coverage will be 40 percent, which is less than the 50 percent Zoning Code lot coverage Code maximum for this zone.

Yards and Useable Open Space: The common outdoor space totals approximately 500 square feet where 400 square feet (200 square feet per unit) is required and is primarily at the rear of the site. It provides a usable recreational area for the residents and the design is consistent with City standards for such open space. Forty square feet of private open space is required for each unit. Substantial decks at the second floor and private rooftop decks for each unit are proposed providing 722 square feet for one unit and 747 square feet of private open space for the other unit.

Garage Location and Driveways: Garages are located on the ground level of each unit and a detached one-car garage at the rear. Access to the parking is via a shared concrete driveway (with a minimum width of 10 feet 6 inches) along the easterly property line. Code-compliant backup and maneuvering room is provided to allow vehicles to enter Palmer Avenue without backing onto the street.

Landscaping: Drought-tolerant landscaping will be used on much of the property. Trees will provide shade for the units and the rear common outdoor area. The front yard and westerly property lines will be landscaped. Approximately 31 percent of the lot will be landscaped, which exceeds the 30 percent minimum required.

Walls and Fences: Brown vinyl fencing is proposed around the sides and rear. As a condition of approval, staff recommends that either a 6-foot tall wood fence or concrete block wall be installed.

2. Mass and Scale – The proposed two-story building is of comparable mass and scale to the neighboring multi-family buildings on the street. The footprint of the building follows the shape of the lot in a manner consistent with neighboring buildings. The building fits well into the neighborhood context in terms of mass, scale and setbacks. The articulation of the facades helps to separate the building’s mass into smaller units.

Relate Buildings to Existing Context: The subject site is flat. No significant grading is proposed since all structures are on-grade. The proposed project is typical and consistent with other new multi-family projects on flat parcels.

Scale and Proportion/Monumentality: The new floor area ratio will be 0.55 where 0.65 is the maximum allowed by code

Roof Forms: The roof consists of flat sections at varied heights. Some of the roof areas also function as large private decks for each of the units. The roof configuration reinforces the contemporary architectural style of the building.

3. Design and Detailing – The building is contemporary, consisting of a variety of rectangular areas, masses, voids and detailing that all reinforce a common aesthetic.

Entryways: The entrance to the front unit faces Palmer Avenue, which is consistent with the Comprehensive Design Guidelines. The other entrance is from the driveway. The design of each entry is simple and consistent with the contemporary architecture.

Windows and Doors: All windows and sliding glass doors are bronze anodized aluminum with clear glass (no grids).

Finish Materials and Colors: The proposed finishes, materials and colors appear to be of a high quality and are appropriate to the architecture.

- Stucco walls and trim – Dunn Edwards “Winter Morn”, “Light Beige and Mesa Tan”
- Sheet metal – “Industrial Age”
- Alpolitic plastic composites; Timber Series- “Mahogany”
- Entry doors – Wood painted dark grey with glass windows
- Balcony/deck railing – Aluminum with glass panels

Paving Materials: The driveway is plain concrete. The common open space area at the rear of the property includes grasscrete paving.

Equipment/Trash Location and Enclosure: Trash receptacles will be located in the garage of each unit. Utility meters are outside the setbacks and relatively unobtrusive. Plant materials will help screen the water meters at the front of the project.

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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **February 11, 2016**, in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

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, Milca Toledo, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

PL:JP:MLT