

June 21, 2018

Garo Nazarian
109 E. Harvard Street # 306
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1807681
1212 VIOLA AVENUE**

Dear Mr. Nazarian:

On June 21, 2018, 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 the existing single-family Craftsman Style residence and the existing detached garage (built in 1910), and construct an approximately 6,470 square-foot, two-story, multi-family residential building on an approximately 7,505 square-foot lot in the R-1250 (High Density Residential) Zone, located at 1212 Viola Avenue. The proposed building will feature six units with a semi-subterranean parking garage for 14 spaces.

CONDITIONS OF APPROVAL:

1. Provide drawing (detail) of a garage door that complements the design.
2. Change the proposed color palette of the painted sheet metal (Spanish Peanut) and stucco finish (Marigold) to reinforce the architecture of the building and be more compatible with the natural earth tones of the adjacent properties.
3. Provide a specification for the proposed pavers at the front walkway to be compatible with the design concept.
4. Adjust the plans for the front stairway within the front setback (to the semi-subterranean parking garage) to comply with the standard for setback exceptions stated in the zoning code.
5. Show the location of the street tree on plans and include the protection details for the tree (including protective fencing during construction) on the plans to comply with the Urban Forestry requirements.
6. A new street tree in the parkway shall be planted in compliance with the Urban Forestry requirements.

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 site planning of the proposed building is appropriate to the site and its neighboring properties consist of single-family and multi-family residential buildings.

- The new building will face Viola Avenue and will maintain the prevailing street front setback of adjacent properties along the street.
- Pedestrian accesses to the underground parking will be provided by a stairway at the front of the building and a stairway along the north property line, at the side of the building. The stairs are incorporated to the site appropriately. However, a condition of approval is added for the front stairway within the front setback to comply with the standard for setback exceptions stated in the zoning code.
- The proposed outdoor common space, at the rear of the building, is well integrated into the site planning and is accessible easily from all units. Amenities and landscaped area are designed appropriately within the outdoor common space.
- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping.
- There is one street tree (semi-mature Crape Myrtle) located in the parkway at front of the property, which is proposed to remain. A condition of approval is recommend that the plans be updated to show the location of the tree accurately and the tree protection details (including protective fencing during construction) to be included on the plans to comply with the Urban Forestry requirements. Urban Forestry Section is also recommending that a new street tree be planted in the parkway in compliance with the Urban Forestry requirements.
- The proposed perimeter walls consist of metal railing and textured concrete walls complementary to the design concept with an appropriate set back from the front property line.
- The proposed rooftop equipment is integrated into the design and will be located behind the parapet walls.
- The proposed light fixtures are appropriately located adjacent to the main entries and patio doors.

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

- The mass and scale of the proposed building are appropriate to the surrounding development pattern and fit within the neighborhood consisting of single-family and two-story, multi-family dwellings designed in a variety of architectural styles.
- The proposed two-story building is well-articulated with appropriate setbacks, the use of horizontal and vertical elements, and appropriate placement of doors and windows.
- The flat roof and shed metal roofs reinforce the proposed design concept of the Modern architectural style and are consistent with the architectural concept.

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 proposed architectural details and materials including smooth stucco finish, metal siding, steel cable railings, wrought iron gates, wood doors (to the units), metal awnings, textured concrete planters, and fiberglass windows reinforce the proposed Contemporary Modern architectural style and are consistent with the neighborhood context of variety architectural styles.
- In order to provide more consistency in the overall design and detailing, staff is recommending conditions of approval to provide a drawing (detail) of the garage door complementary to the design concept.
- Staff is also recommending a condition of approval to change the proposed color palette of the painted sheet metal (Spanish Peanut) and stucco finish (Marigold) to reinforce the architectural style of the building and be more compatible with the natural earth tones of the adjacent properties.

- The proposed front wrought iron gate is located in an appropriate location and is consistent with the proposed design concept.
- All new windows will be fiberglass and recessed within the walls without sill or trim. The fixed and sliding windows are compatible with the Contemporary Modern architectural style.
- The private outdoor spaces are appropriately located and screened to avoid views to the adjacent properties.
- The proposed setbacks at the sides and rear of the new building and the proposed landscaping at the project site provide buffers to enhance the privacy of the adjacent buildings.
- The proposed walkway at the front of the building will have decorative paving. A condition of approval is recommended to provide a specification for the proposed pavers to be compatible with the design concept. The driveway and walkways inside of the building will have concrete finish.

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. Comment was received to question the control of the noise and dirt when the construction starts.

Staff response: Construction noise associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36) and this comment relates to the construction phase, which will be addressed, regulated, and if necessary conditioned during the permit process by various City departments.

2. The new building will block the view of the mountain, as well as block the flow of air and wind, and will take away privacy of the neighboring multi-family building to the south.

Staff response: Glendale Municipal Code does not regulate views. The project meets the Zoning Code requirements for the minimum and average setback regulations to assure that effective separations are provided between properties to provide light, air and ventilation. In regards to privacy concern, all proposed rooms at the second floor of the new building are bedrooms. According to GMC Section 30.47.040(B)(3), view from bedrooms are not considered to impact the privacy of the adjacent buildings. In addition, landscape buffers with tall trees and plants will block the view of the bedroom windows of the new building to the neighboring buildings.

3. Comment was received requesting the change of the proposed color (orange) of the new building.

Staff response: Condition of approval (Condition # 2) is included to change the proposed color palette of the painted sheet metal (Spanish Peanut) and stucco finish (Marigold) to reinforce the architecture of the building and be more compatible with the natural earth tones of the adjacent properties.

4. Comment was received to question the increase of traffic and street parking demand in consequence of the new building.

Staff response: As proposed, the project provides fourteen parking spaces in a semi-subterranean parking garage including two guest parking spaces in order to meet the parking requirements as required by GMC Section 30.32. In addition, based on the small scale nature of the proposed building, six units, a traffic review (analysis) is not required.

5. Comments received to question the rent rate increase in the area specially with the construction of the new multi-family buildings in the neighborhood.

Staff response: Design Review does not regulate or review rent rates. Design Review focuses on reviewing the design, appearance, and compatibility of the proposed project to the neighborhood context and conditions of approval are included in this decision to assure the project compatibility to the neighborhood.

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, 2018** 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 5:00 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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

JP:ab