



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 27, 2020 **DRB Case No.** PDR1925171

Address 727 Sonora Avenue

Applicant Rodney Khan

Project Summary:

To demolish a 7,641 square-foot and a 3,800 square-foot industrial building (constructed in 1945 and 1946, respectively), and to construct a four-story, 31,473 square-foot, general office building with a three-level, 85-space, subterranean garage across two lots totaling 12,482 square-feet, located in the IND (Industrial) Zone.

Environmental Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Simonian					X	
Boyajyan		X	X			
Welch	X		X			
Totals			3	0	2	
DRB Decision	Adopt Final Mitigated Negative Declaration					

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Simonian					X	
Boyajyan	X		X			
Welch		X	X			
Totals			3	0	2	
DRB Decision	Approve with Conditions					

Conditions:

1. Revise design of brick cladding to achieve a more modern design. This can be achieved in several ways, including changing the color, providing a stacked bond pattern, and a providing a different cladding that maintains a texture difference.
2. Remove the planters at the sides of the main entry to enlarge and emphasize the opening.
3. Revise design of canopy to provide a more modern appearance.
4. Relocate address numbers to be centered above.
5. Provide detailed drawings depicting the junction of all disparate cladding materials.

Analysis:

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 site planning of the new office building is appropriate to the lot and neighborhood currently developed with a mix of industrial and commercial office buildings, many of which are built near the front property line.
- Access to the three-level subterranean garage will be from a new two-way driveway on Sonora Avenue to avoid traffic impacts at the rear alley.

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:

- While the proposed building will be taller its immediate neighbors, its mass and scale are in keeping with other projects recently built in the area and appropriate to the areas eclectic mix building types and sizes.
- The upper floors will be set back from the ground level at the front and side elevations, appropriately articulating the building’s volume. The new proposal increases the setback at the south side of the front façade increasing the articulation from the previous proposal enhancing the overall design.
- The current design improves the relationship between the base of the building and the stair tower, providing better integration of these features to partially address the previous DRB condition (Condition 2, April 25, 2019 meeting).

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:

- Overall, the project will use quality materials, such as metal panels, brick veneer, aluminum fixed windows and metal awnings at the base level to complement the contemporary architectural style of the office building.
- The design and placement of materials at the base causes a somewhat discordant relationship between this area and the upper floors. A condition is recommended that the concrete cornice is to be replaced with a more “modern” looking material to unify the overall design.
- The design of the building is appropriate to the commercial context along Sonora Avenue.

DRB Staff Member Dennis Joe

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.

A RESOLUTION OF THE DESIGN REVIEW BOARD
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN MITIGATED NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

WHEREAS, The Director of Community Development considered the Initial Study prepared on behalf of Design Review Case No. PDR1925171 for the construction of a four-story, 31,473 square-foot, general office building with a three-level, 85-space, subterranean garage across two lots totaling 12,482 square-feet, located in the IND (Industrial) Zone and reviewed on April 2, 2019, a Proposed Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Proposed Mitigated Negative Declaration was made available for a 20-day public review and comment period; and

WHEREAS, the Mitigated Negative Declaration reflects the independent judgment of the City of Glendale; and

WHEREAS, the Design Review Board has read and considered the Mitigated Negative Declaration; and

WHEREAS, the Design Review Board acknowledges the findings of the Director of Community Development with respect to the preparation of the Mitigated Negative Declaration; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the City of Glendale finds on the basis of the whole record including the Initial Study, there is no substantial evidence that the project will have a significant effect on the environment, and that the Design Review Board adopts the Mitigated Negative Declaration prepared on behalf of Design Review Case No. PDR 1925171 .

Adopted this 27th day of February, 2020.



Design Review Board Chairperson

**AT 727 SONORA AVENUE, GLENDALE, CA
MITIGATION MEASURES AND MONITORING PROGRAM**

GEOLOGY AND SOILS

MM –1 The applicant shall comply with all guidelines recommended in the Report of Geotechnical Investigation prepared by AES, dated October 10, 2018.

Monitoring Action: Compliance with October 10, 2018 Geotechnical Investigation

Timing: Prior to issuance of grading permit
During all site preparation and construction activities

Responsibility: Project applicant