



## CITY OF GLENDALE, CALIFORNIA

Community Development  
Planning

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July 9, 2020

Hamlet Zhorabians  
3467 Ocean View Blvd #B  
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW NO. PDR2002014  
227 West Dryden Street**

Dear Mr. Zhorabians,

On July 9, 2020, 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 proposing to construct a new, two-story, six-unit apartment building (total 7,512 SF) over a semi-subterranean parking garage on an approximately 8,210 SF, vacant lot located in the R-1250 (High Density Residential) Zone, at **227 West Dryden Street**.

### **CONDITIONS OF APPROVAL:**

1. Provide details for the proposed driveway pavers prior to plan check submittal.
2. Obtain a letter from the gas company permitting the proposed location of the gas meter in the semi-subterranean parking garage. In the event that the proposed location is not permitted, applicant will have to revise drawings to show a new location for the gas meter that complies with all applicable Zoning Code regulations and Design Guidelines.
3. Revise drawings to relocate the stairs and lift centrally located in the proposed common open space to be closer to the rear property line, in order to make the common open space area more functional for staff review prior to plan check submittal.

### **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 proposed six-unit apartment building will face West Dryden Street. The siting and building footprint are designed to address the minimum and average setback requirements per the Zoning Code and is considerate of the prevailing setbacks on the street. Outdoor areas including a spa and fire pit are sited in the rear and well integrated into the site design.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone. New California-friendly landscaping is used to not only create functional and usable common space at the rear, but also to provide landscape buffer at the perimeters from adjacent properties, the street, and the alley.
- The semi-subterranean parking garage will be accessed from West Dryden Street. Pedestrian access to the semi-subterranean parking garage is from the front with stairs

appropriately incorporated into the overall design of the building. The applicant's proposal includes a 11-foot wide driveway with decorative pavers. A condition of approval is added requiring that the applicant provide details for the proposed pavers prior to plan check submittal.

- The applicant is proposing concrete block planter walls with rails along the north, east, and west property lines that will be finished with smooth, white, cement. The proposed walls' style, color and material are appropriate for the modern design of the building. In addition, the pedestrian entry gates to the north and south are proposed to be made of a metal with a horizontal pattern in keeping with the modern design, as well as the proposed metal railings for the private roof decks that will be integrated into the overall design of the building.
- The trash bins and recycling containers are located in the semi-subterranean garage and adequately screened from public view. Metal downspouts and gutters are appropriately integrated into the roof. All utility meters are proposed to be in the semi-subterranean garage. A condition of approval is added requiring that the applicant obtain a letter from the gas company permitting the proposed location of the gas meter in the semi-subterranean parking garage. In the event that the proposed location is not permitted, applicant will have to revise drawings to show a new location for the gas meter that complies with all applicable Zoning Code regulations and Design Guidelines.
- The proposed light fixtures as shown on the drawings and the material board are compatible with the proposed style of the new apartment building and are appropriately located by entryways and balconies of each unit and at the north and south elevations.

**Mass and Scale** – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The property is located in a multi-family zone where the neighborhood is mainly comprised of one to two-story multi-family developments in a variety of architectural styles. Therefore, the applicant's proposal to build a new two-story apartment building is acceptable.
- The project's massing is broken up by changes in façade planes and geometric volumes which is appropriate along all four façades, as it avoids overbearing presence toward the street and the neighbors and also accentuates the design.
- The proposed shed roof forms are compatible with the overall style of the development. The use of a 3:12 roof pitch is appropriate and consistent throughout the design of the proposed building. The contrasting directions of the shed roof forms at the street and alley-facing façades and the geometric volumes of the building create visual interest.

**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 surrounding neighborhood features a mix of architectural styles. The proposed modern style of the new apartment building is compatible with the neighborhood context.
- The entryways for each unit are well integrated into the design and located along the east elevation. The entry doors are proposed to be modern-style single-doors with one sidelight each.

- All new windows will be fiberglass-framed dual-glazed windows in dark bronze with screens and recessed with painted wood sills. The windows will be a combination of casement, fixed, and sliding operations. The proposed windows are compatible with the modern style of the building.
- As previously discussed, the applicant's proposal includes an 11-foot wide driveway with decorative pavers. A condition of approval is added requiring that the applicant provide details for the proposed pavers prior to plan check submittal.
- The modern design of the project features a combination of appropriate exterior cladding materials including a smooth finish stucco, horizontal and vertical metal siding, and a standing seam metal roof. The proposed railings for the roof deck and balconies, and the proposed pedestrian gates will be metal with horizontal grille and painted in dark bronze. The proposed colors and exterior materials are appropriate for the overall design of the development.

**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, Minjee Hahm, at via email at [mhahm@glendaleca.gov](mailto:mhahm@glendaleca.gov).**

#### **RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD**

During the public comment period, staff received one letter of support regarding 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 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 24, 2020** via email at [Zoning@glendaleca.gov](mailto:Zoning@glendaleca.gov).

**APPEAL FORMS available on-line: [www.glendaleca.gov/appeals](http://www.glendaleca.gov/appeals)**

To save you time and a trip - please note that some of our FORMS are available online and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

#### **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, **Minjee Hahm**, 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, **Minjee Hahm**, for stamp and signature prior to submitting for Building plan check. Please contact Minjee Hahm directly at via email at [mhahm@glendaleca.gov](mailto:mhahm@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development



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Urban Design Studio Staff  
JP:MH