



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

368 West Lexington Drive
PDR 2009163

September 10, 2020

Gerald Mehrabian
368 W. Lexington Drive
Glendale, CA 91203

RE: 368 WEST LEXINGTON DRIVE ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2009163

Dear Mr. Mehrabian:

On **September 10, 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 to demolish the existing residential dwellings (duplex) and accessory buildings (built in 1920/1960), and construct an approximately 5,460 square-foot, two-story, five-unit, townhouse-style multi-family residential building on a 6,704 square-foot lot in the R-1250 (High Density Residential) Zone. The new building features a new semi-subterranean parking garage to include 11 parking spaces. The new development is comprised of five two-bedroom units ranging from 1,060 square-feet to 1,172 square-feet in size, designed in a Contemporary Modern architectural style.

CONDITIONS OF APPROVAL:

1. Update the site plan to show two (2) new street trees planted within the public right of way to meet the City's Urban Forestry requirements.
2. Update plans to include at least 20% of planting at above-grade common spaces, within 9 inches of finish floor.
3. Revise drawings to show split-face concrete block walls (CMU) or a pattern with a combination of plain and split-face CMU to match the building design.
4. Update plans to show appropriate locations and cut sheets of exterior shielded light fixtures.
5. Update plans to include a front entry gate (pedestrian gate) that complements the primary building design and details.
6. Update plans to provide decorative paving at the unit entries.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The project's site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

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



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- The new building will face Lexington Drive and will maintain the prevailing street front setback of adjacent properties along the street.
- The new semi-subterranean parking garage will be accessed via the existing driveway from Lexington Drive and pedestrian access to the parking garage is from the rear common open space as well as a staircase and elevator at the front. The elevator and stairs are appropriately incorporated into the overall design of the building.
- The outdoor common space, at the rear of the building, is well integrated into the site planning and is accessible easily from all units.
- The landscape plan is complementary to the building design and includes drought tolerant landscaping. A condition of approval is added to update plans to include at least 20% of planting at above-grade common spaces, within 9 inches of finish floor.
- The new 6'-0" perimeter wall (concrete block wall) has an appropriate set back from the front property line. A condition of approval is added to revise drawings to show split-face concrete block walls (CMU) or a pattern with a combination of plain and split-face CMU to match the building design.
- The rooftop equipment is appropriately integrated into the design and adequately screened from public view.
- The trash bins and recycling containers are located in the new semi-subterranean parking garage and are not visible from the street.
- The plans currently do not show the locations of light fixtures. A Condition of approval is added to show appropriate locations and provide cut sheets of exterior (shielded) light fixtures for staff review and approval.
- The City's Urban Forestry is requiring two (2) new street trees to be planted within the public right of way since the existing street tree (*Magnolia grandiflora*) is in poor condition and will not survive the new landscape and construction impacts and should be removed.

Mass and Scale – The project's 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 new building are appropriate to the surrounding development pattern and fit within the neighborhood consisting of single-family and multi-family dwellings designed in a variety of architectural styles.
- The new two-story building is well-articulated with appropriate setbacks and recessed building forms which meet the minimum and average setback requirements per Zoning Code and breaks up the two-story building mass.
- The overall height of the two-story building will be 26'-0" which is the maximum height limit in this zone.
- The flat roof with parapets reinforces the design concept of a contemporary architectural style.



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Building Design and Detailing – The project’s design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The architectural details, colors, and combination of materials including smooth stucco finish, brick veneer, metal railings, doors (to the units), garage door, and fiberglass windows reinforce the architectural style and are consistent with the neighborhood context of variety of architectural styles.
- The entryways to units are well integrated into the design and feature single door (solid wood) with stucco finish surround and canopy, compatible with the overall design and details.
- All new windows will be fiberglass (charcoal gray color) and recessed within the walls without sill and exterior frame. The combination of casement and fixed windows are compatible with the architectural style.
- The plans currently do not show a front entry gate. A condition of approval is added to update the plans to include a front entry gate that complements the primary building design and details.
- The setbacks at the sides and rear of the building, together with the landscaping provide buffers to enhance the privacy of the adjacent buildings.
- The driveway and walkway at the front of the building, facing the street, will have decorative paving (Valestone pavers), appropriate to the design concept. A condition of approval is added to provide decorative paving at the unit entries.

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

No public comments were received.

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



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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, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **SEPTEMBER 25, 2020**.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the September 25, 2020 deadline (mailed to Community Development Department – Planning Division, Attention Aileen Babakhani, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner Aileen Babakhani at ababakhani@glendaleca.gov prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

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.

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.



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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

A handwritten signature in black ink, appearing to read "Kristine Agallo".

Urban Design Studio Staff

KA:ab