



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 25, 2021 **DRB Case No.** PDR 2011350

Address 3950 Foothill Blvd.

Applicant Hamlet Zohrabians

Project Summary:

The applicant is proposing to demolish the existing, approximately 2,880 SF commercial building (built 1980) and associated parking lot, and construct a new three- and four-story mixed-use development designed with three separate buildings – “A”, “B” & “C”. The project will provide 4,473 SF of commercial area on the ground level and 32,567 SF, 34-unit multi-family residential units within the upper two-stories of buildings “A” & “B” facing Foothill Blvd. and the upper three-stories in building “C” at the rear. The total combined floor area (commercial and residential) proposed for the project is 37,040 SF. Parking for the project consists of 19 on-grade parking spaces for the commercial tenants and 77 parking spaces within a sub/semi-subterranean parking garage for the residents. The site is 30,870 square feet located on the southeast corner of Foothill Boulevard and Lowell Avenue in the CH – Commercial Hillside zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Smith			X			
Tchaghayan			X			
Welch			X			
Totals			5	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Revise the color and material palette to soften the overall look of the project. Use earth tones, warmer color hues and more natural-looking materials, consistent with the North Glendale Community Plan.

2. Provide greater emphasis at the residential entries of Buildings “A”, “B”, and “C”, possibly through the incorporation of canopies and/or other architectural features, to distinguish these areas from the nearby storefront entries and help maintain the pedestrian scale of the street frontages.
3. Show mechanical equipment on the plans that is appropriately screened from public view.
4. Show and specify building light fixtures on the plans consistent with the cut sheet shown on the sample material board for staff review prior to plan check submittal and show lighting on the landscape plan for site lighting.
5. Clearly depict planters in the City’s parkway in the public-right-of-way and introduce new street trees in this area to the satisfaction of the City’s Urban Forestry section.
6. Submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.
7. Submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall and submit a complete window schedule consistent with the City’s window handout.
8. Revise drawings to indicate decorative paving at the driveways and building entries.

Comment:

The Board would like to see the commercial office space facing Lowell Avenue replaced with residential uses, although at this time, residential uses on the ground floor would not be in compliance with the Zoning Code without an approved Conditional Use Permit.

Determination of Compatibility: 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 project is consistent with the rectangular shape of the lot. It is designed with three separate structures in a horizontal building footprint, which is consistent with the shape of the lot and appropriately setback from the front, street side, rear and side property lines in accordance with the R-1250 residential standards.
- The proposed residential development strengthens and enhances the street edge by providing landscaped planter areas at the front along Lowell Ave., at the northwest corner, and adjacent to commercial tenants along Foothill Blvd.
- The north façades of buildings “A” and “B” face Foothill Blvd., with commercial parking enclosed/screened behind building. Building “A” facing Foothill Blvd., appropriately wraps around the northwest corner, with the corner and the street edge being softened by planters and continuous landscaping along Lowell Avenue.
- The west façade facing Lowell Ave. is appropriately setback from the street front property line a minimum of 20 feet on the ground level providing an open appearance as recommended by the Guidelines.
- The ground floors of Buildings “A” and “B” will have an open appearance due wide storefronts, and the northwest corner of Building “A” is rounded to appropriately address the acute angle of the intersection at Lowell.
- The proposed open and landscaped areas along the front and street side facing Lowell Ave. and Foothill Blvd. helps break up the massing along the street and soften the building mass. The planters adjacent to the sidewalk along Foothill Blvd. to improve the pedestrian experience.

- The proposed landscape plan and palette is complementary to the building design and includes drought tolerant landscaping. The landscape design includes planters along Foothill Blvd. and the northwest corner and along Lowell Ave., which appropriately soften and enhance the buildings, especially as viewed from the street. The project proposes a minimum 25% landscape for the entire site per the R-1250 standards.
- The project's common open space is appropriately spread out throughout the property and features amenities such as benches, barbeque and shade structures, and landscaped areas designed appropriately within the outdoor common space. The project complies with the required private open space standards where a minimum 40 SF per unit is required. The project features private open space in the form of a patio, balcony and/or rooftop deck for the 3rd and 4th floor residents. A Density Bonus concession was granted to allow a reduction of the total required common outdoor space. The project proposes 5,163 SF of common outdoor open space designed as a central courtyard inclusive of a second floor outdoor deck separating Buildings "A" and "B" facing Foothill Blvd., and open space along Lowell Ave. A recreation/exercise room is also provided for the residents.
- Vehicular access to the commercial tenants is provided from Foothill Blvd. by a two-way driveway located in the middle of the property leading to at-grade parking for the commercial units. Another two-way driveway at the northeast corner of the site (adjacent to the adjacent commercial shopping center), provides access to a three-level sub/semi-subterranean gated parking garage for the residential tenants. These access points are appropriately located on Foothill Blvd. and are consistent with other development along the corridor.
- All equipment and multiple trash areas are appropriately screened from view.
- Concessions (Pursuant to GMC Section 30.36.070 A) from the R-1250 standards were approved by the Director of CDD to increase the maximum height and stories to 51 feet and four (4) stories for the rear building (Building "C"), increase the maximum allowed lot coverage to 75% and reduce the total required common outdoor space by 1,187 square feet.
- Conditions have been recommended to clearly depict planters in the City's parkway in the public-right-of-way and introduce new street trees in this area to the satisfaction of the City's Urban Forestry section, and to clearly show mechanical equipment on the plans that is appropriately screened from public view.

Determination of Compatibility: 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:

- The project is consistent with the North Glendale Community Plan because it fits well with the surrounding building fabric. The project is broken up into three separate buildings and designed to follow the site's sloping topography. In this way, each building provides appropriate massing relief, especially along Foothill Blvd. and Lowell Ave. where there is more than 100 linear feet of frontage.
- The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, and cladding material. This helps avoid long horizontal facades and minimizes a boxy outline as recommended by the Guidelines.
- The proposed palette of materials (e.g., siding, stone, stucco, and iron treatment) and variety of colors help to reinforce the reading of different volumes, and articulates the

building. The building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially facing the street.

- The new buildings provide appropriate setbacks given their location on the site and its relationship to the street and surrounding buildings.
- The roof design, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context.
- The street facing façades of the building are composed of staggered and setback building forms, recesses on the ground and upper floor building planes. The staggered configuration of these volumes creates interest and articulates the building facade, thereby reinforcing the building's design and helping the buildings avoid an overbearing quality. This design approach complements the style of the building and the smaller scale, buildings on the immediate street block especially the adjacent one-story commercial building to the east and west.
- The project's staggered volumes and the varied roofline are the predominant aspects of the design. Overall, the building's massing is well-articulated by using various techniques, such as rhythm and variety of forms, recesses, and use of colors and cladding material to accentuate building elements as suggested by the Comprehensive Design Guidelines.

Determination of Compatibility: 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:

- The proposed contemporary architectural style of the project is appropriate to the site and the neighborhood. The design of the buildings includes an emphasis on rectangular shapes and voids, pitched rooflines, crisp lines, and appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.
- As conditioned by the DRB, the use of earth tone natural colors and more natural-looking materials would be complementary to the contemporary style of the buildings and consistent with the North Glendale Community Plan.
- Rectilinear framing elements clad in stone veneer or white stucco banding help define the ground-floor commercial storefronts and lobby entries while also integrating well with the design of the upper stories. The use of vertical siding, gabled roof forms, and the landscaping at the base help soften the overall appearance of the building. The design and detailing are stylistically consistent on all four elevations, recognizing that all elevations will be visible from the public right-of-way. A condition is included to submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.
- The residential entries to all three buildings lack an appropriate level of definition and a condition is recommended to incorporate canopies and/or other architectural features to help highlight these areas and distinguish them from the nearby commercial entrances.
- As conditioned by the DRB, the revised color and material palette will provide earth toned and natural hues and cladding material in keeping with the North Glendale Community Plan.
- The proposed fiberglass windows are appropriate to the design of the buildings and the neighborhood in terms of their material, operation and overall appearance. A condition

is included to submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall and submit a complete window schedule consistent with the City's window handout

DRB Staff Member Milca Toledo, Senior Planner

Notes: All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.