



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

October 5, 2021

Arman Karapetyan
1330 S. Glendale Ave.
Glendale, CA 91205

**RE: 501 South Central Avenue
ADMINISTRATIVE DESIGN REVIEW APPLICATION NO. PDR2106115**

Mr. Karapetyan:

On October 4, 2021, 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 a 720 square foot (SF) commercial building (built in 1948) and a 918 SF house (built in 1921), and construct a 3,000 SF, two-story commercial building and 15-space parking lot on an 8,400 SF corner lot in the C3 (Commercial Services) Zone, Height District I.

CONDITIONS OF APPROVAL:

1. All decorative molding shall be pre-cast (not field-finished or cast on site).
2. Project shall demonstrate compliance with all conditions of approval in the related Administrative Exception case (Case Number PAE2106114, approved on August 12, 2021).

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The proposed 3,000 SF, two-story commercial building is located at the front property line to focus activity along Central Avenue, and set back almost 17 feet from the curb, thereby providing sufficient sidewalk and parkway space.
- Although no at-grade usable open space is provided due to site constraints, approximately 800 SF of usable open space is provided on the second floor as an outdoor roof deck.
- The existing curb cut will be maintained for the new commercial development. Its location on Lomita Avenue is distanced from the Central-Lomita intersection which helps minimize conflict with traffic. The driveway will be repaved with decorative paving.
- The parking lot will be well-screened from the street with a four-foot wide landscaping planter along Lomita Avenue that includes three Little Gem Magnolia shade trees. An additional five-foot planter is located along the west interior property line and contains an additional shade tree.

- A new London Plan street tree will be provided at the sidewalk along Central Avenue, and four existing palms (not shade trees) will be replaced with Raywood Ash shade trees along the Lomita Avenue sidewalk, per City Arborist direction.
- Mechanical equipment and trash enclosure visible from the public street will be screened with a high-quality material.
- The CMU wall along the south property line will be coated with plaster and painted to match the building.

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

- The building is designed to read like a two-story building, however the second floor is mostly open to the sky. The building's 25-foot height is modest and fits in well with the neighborhood pattern.
- The placement of the two-story building along the Central Avenue frontage with the parking lot at the rear results in a substantial separation of the commercial building from the adjacent two-story residential building along Lomita.
- The front and rear façades feature a recessed (2-foot) entryway with a window wall approximately 25-feet-wide and 1-1/2 stories in height, which helps break up the massing of these facades.
- All four facades feature large recessed windows and openings that are well-proportioned to wall area that help break up the massing.
- The second floor features numerous wall openings, instead of windows, which lightens the building massing.

Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The two-story building is designed in a simple, traditional style, defined by rectangular forms, architectural features and materials set into a heavy base and accented with ornamental details.
- The front entrance faces the sidewalk on Central Avenue to promote pedestrian activity, and features an approximately twenty-five-foot-wide glass wall entryway approximately 1-1/2 stories in height and recessed two-feet, that provides visual interest and a sense of arrival.
- The front façade composition of window openings achieves 50% transparency to support pedestrian activity. The relationship of wall space to openings is well-proportioned. Windows are recessed with decorative molding, break up the façade, and provide visual interest.
- The building utilizes a variety of high-quality traditional materials (porcelain panel siding, cast stone siding, painted wrought iron railings, decorative brass light fixtures, black aluminum window frames), ornamental elements including prominent decorative pre-cast molding at all openings, windows and rooflines.
- A simple dark-colored metal and glass canopy is provided at both the front and rear entrances that fits well with the style.
- All materials consistently wrap corners.
- Light fixtures are minimized to avoid excessive lighting.

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, Cassandra Pruett, at cpruett@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 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 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 **October 20, 2021 by email to the case planner, Cassandra Pruett, cpruett@glendaleca.gov.**

APPEAL FORM available on-line: <https://www.glendaleca.gov/home/showdocument?id=11926>

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, **Cassandra Pruett**, 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.

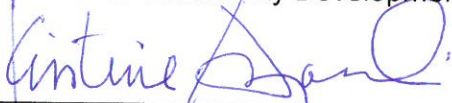
If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved 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, Cassandra Pruett, for DRB stamp and signature prior to submitting for Building plan check. Please contact Cassandra Pruett via email at cpruett@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

PL:KA:CP