



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

November 14, 2024 <i>Hearing Date</i>	1301-1303 N. Pacific Ave. & 501 Glenwood Rd. <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5634-013-012 <i>APN</i>
PDR-003531-2024 <i>Case Number</i>	Armen Kazanchyan <i>Applicant</i>
Milca Toledo <i>Case Planner</i>	Abrari & Associates Inc. c/o Hamid (Henry) Abrari <i>Owner</i>

Project Summary

The project involves the demolition of three existing residential dwelling units (triplex) and a detached garage (built circa 1946). The 10,700 square-foot lot is located on the northwest corner of North Pacific Avenue and Glenwood Road. The proposed residential development consists of a new three-story, 14-unit multi-family residential housing project totaling 11,241 square feet over a one-level, semi-subterranean parking structure containing 19 residential parking spaces (inclusive of 8 tandem spaces). The project will provide two (2) affordable units reserved for rent to very-low income households. The project site is located in the R-1650 (Medium-High Density Residential) zone.

Environmental Review

The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines because the project meets all the conditions for an in-fill development project. a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas; c) The project site has no value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) The site can be adequately served by all required utilities and public services. The project site at 1301-1303 N. Pacific Ave. and 501 Glenwood Rd. is not listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historical Resources, and has not been identified as a historic resource in any survey, and therefore, they are not eligible for designation at the local, state, or federal levels. The Planning staff concluded that the buildings are not architecturally rare or significant nor was it considered a historic resource pursuant to Section 15.20.020 of the Glendale Municipal Codes. Based on discussion with

the historic preservation staff, it was determined that the buildings were not considered historic resources under the California Environmental Quality Act.

Existing Property/Background

The 10,700 square-foot site is located on the northwest corner of North Pacific Avenue and Glenwood Road in the R-1650 (medium-high density residential) zone. The subject site is developed with three residential dwelling units (triplex) and a detached garage (built circa 1946) located on the property addressed as 1301-1303 N. Pacific Avenue and 501 Glenwood Road. There is an existing protected oak tree on the adjacent property to the west, and its canopy extends over a portion of the subject site. The oak tree will be preserved, and the applicant will be required to comply with Urban Forestry comments dated March 14, 2024.

The topography of the site consists of gently sloping terrain at the front in a north to south direction and generally flat at the building footprint area. The site currently is improved with a total of three residential dwelling units and a detached garage. The project site is bordered by single-family residential uses to the north, multi-family residential development directly to the west and both residential and commercial uses across the street to the south and east of the subject site. The site is surrounded by existing urban uses, including low-scale commercial properties and multi-family residential structures.

The proposed project would demolish the existing residential structure and garage in conjunction with the construction of a new 11,241 square-foot density bonus rental housing project, consisting of a new three-story structure, totaling fourteen (14) multi-family residential dwelling units. Parking will be provided on-site within a one-level, semi-subterranean parking structure containing 19 parking spaces (inclusive of 8 tandem spaces). The project features a unit mix of nine (9) one (1)-bedroom units and five (5) two (2)-bedroom units and provides at least 40 square feet of private open space for each residential unit and 2,522 square feet of common open space and 1,380 square feet of additional open space for residential uses.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1650 - Medium High Density Residential

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified aside from those development standards granted concessions and waivers as part of the Density Bonus and Housing Plan for the affordable housing project.

Active/Pending Permits and Approvals

Pursuant to "Density Bonus Law", the project involves and received approval for a Density Bonus and Inclusionary Housing Plan (Case No. PDBP 2001881). The applicant received approval for a density bonus, providing 15% of the nine base density units (1.35 rounded up to 2) as units reserved for rent to very low income households. This request complies with State Density Bonus Law, and the applicant received approval for three concessions requested pursuant to the Density Bonus Law and GMC Chapter 30.36 as follows:

1) increasing the maximum allowed FAR to 1.1 (11,241 square feet), where the maximum allowed is 1.0 (exceeding the maximum allowable FAR by 0.1 (541 square feet); 2) decreasing the minimum and average street front and average setback at the front of the building (facing Pacific Avenue) on all floors where the requirement is 20 feet minimum and an average of 23 feet for any garage or first residential floor, including walls greater than 18-inches must be setback a minimum of 20 feet; not less than 23 feet and an average of 26 feet for the second and third residential floors). The project proposes the building to be setback from the street front property line: minimum 15 ft, 6-inches and average 29 ft. 4-inches (first level); 20 ft, 5-inches and average 30 ft, 11-inches (second level); and minimum 16 ft., 6-inches and average 29 ft., 4-inches (third level); and proposes an approximate four-foot high planter wall within the required 20 ft. setback area; and 3) reducing common open space by 278 square feet (proposing 2,522 square feet total), where a minimum 200 square feet per unit common open space is required (2,800 square feet total).

Site Slope and Grading

Less than 50% current average slope and 2,790 cubic yards of earth movement (cut, no fill); no additional review required.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes **n/a** **no**

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street

Yards and Usable Open Space

yes **n/a** **no**

If "no" select from below and explain:

- Outdoor space integrated into site design and acknowledges adjacent development
- Common space easily accessible from all units
- Appropriate separation/screening from residential units
- Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

yes **n/a** **no**

If "no" select from below and explain:

- Garage fully integrated into overall structure
- Driveway and curb-cut widths minimized
- Grade-level garages and parking, if allowed, are appropriately screened from the street
- Decorative paving complements building design

- Stairs and lifts to subterranean garages incorporated into the design of the project

Landscape Design

yes **n/a** **no**

If "no" select from below and explain:

- Complementary to building design
- Maintain existing trees when possible
- Provide landscaping adjacent to driveways and garages
- 20% of planting at above-grade common spaces is within 9 inches of finish floor
- Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate style/color/material for building design
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

Equipment, Trash, and Drainage

yes **n/a** **no**

If "no" select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- All screening integrated with overall building and/or landscape design
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

Minimal mechanical equipment is located on the roof and screened by the building's solid parapet. Trash room and transformer are located below grade in the parking level. Gutters and downspouts are not clearly depicted on the drawings. A condition is included to identify gutters and downspouts on the building, painted to match the adjacent wall color. If the project proposes an internal drainage system, submit a detail.

Lighting

yes **n/a** **no**

If "no" select from below and explain:

- Light fixtures are appropriate to the building and/or landscape design
- Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- Utilize shielded fixtures to avoid light spillover onto adjacent properties

Light fixtures are not depicted on the elevation drawings or the material board. A condition is included to show the location of all proposed site lighting and light fixtures on the building limited to the the main entry and patio doors.

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 irregular shape of the lot. It is designed as one building in which its footprint is consistent with the shape of the lot. The building is appropriately setback from the property lines, especially from the north side adjacent to single-family residential zone. Reduced front setback (facing Pacific Avenue) was approved under the Density Bonus requested associated with this project.
- The proposed development strengthens and enhances the street edge and the site's prominent corner location by providing landscaped planters facing the street especially along the south and east sides.
- The proposed open space located on the north side of the property, accessible to all residents provides a variety of seating areas complemented by landscaped planters, while maintaining appropriate privacy levels for adjacent residential units.
- Raised planters over the underground parking structure are distributed throughout the ground level. The planters are sized to allow for planting to grow to maturity. In-ground planting and trees are provided where possible including the common areas, and hardscape materials including concrete paving in running bond paver with color mix, and integrated seating are also design features.
- The design and materials of the proposed site gates, metal railings, and CMU angelus block (split face) fences/walls are compatible with the building design. Also, an approximately six-foot high CMU wall is featured on the property along the north side and metal railing is proposed and incorporated into the building design (e.g., building entry, balconies/patios). The design and materials of the fence/wall are compatible with the building design.
- Vehicular access to the residential parking garage is via a gated two-way driveway on the northeast side along N. Pacific Avenue, providing access to one-level of an underground parking containing 19 parking spaces.
- Trash room and transformer are located below grade in the parking level, effectively screened from public view. Site lighting and lighting on the building should be depicted on the drawings. Conditions are suggested by staff to 1) show site lighting and light fixtures on the building limited to the main entry and patio doors, and 2) identify gutters and downspouts on the building, painted to match the adjacent wall color. If the project proposes an internal drainage system, submit a detail.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

- Relates to predominant pattern through appropriate proportions and transitions
- Impact of larger building minimized

Building Relates to Existing Topography

yes **n/a** **no**

If “no” select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes **n/a** **no**

If “no” select from below and explain:

- Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If “no” select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes **n/a** **no**

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

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 new three-story (36-foot high) structure will provide appropriate setbacks given the site’s prominent corner location and its relationship to surrounding buildings. The ground floors are appropriately setback from the street front and side property lines, providing appropriate massing relief for the site, adjacent buildings, especially single-family developed to the north, and the overall neighborhood.
- 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. The larger mass of the building is oriented toward Glenwood Road consistent with and complementary to existing multi-family buildings on the immediate street block. The south elevation (facing Glenwood Road) is appropriately broken up with checkered and terraced design patterns and recessed balconies. Additionally, the building provides appropriate massing relief and setback, especially along the north side adjacent to single-family development. Overall, through the use of different cladding materials, colors, fenestration,

balconies, recessed forms, setback, etc., holistically it gives the project additional texture and relief to the overall mass.

- The proposed palette of materials (e.g., stucco, siding, corrugated and perforated sheet metal, and fenestration) 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 flat roof design combined with sloped metal roof, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If "no" select from below and explain:

- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employs consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

Entryway

yes **n/a** **no**

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes **n/a** **no**

If "no" select from below and explain:

- Appropriate to overall design
- Overall window pattern appropriate to style
- Window operation appropriate to style
- Recessed/flush window appropriate to style and/or location
- Openings are well detailed

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality materials, especially facing the street
- Materials appropriately enhance articulation and façade hierarchies
- Wrap corners and terminate appropriately
- Cladding is well detailed, especially at junctions between materials
- Foam trim, finished on site, is prohibited

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Ancillary Structures

yes **n/a** **no**

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates, fences, and/or walls complement primary structure

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 new building features a contemporary design that employs a variety of forms, volumes and mix of colors and materials for architectural effect. The building’s proportions are appropriate and relate well to the site and the neighborhood, especially along the street-facing facades. The east and south elevations facing the street are appropriately articulated through the use of color, fenestration, cladding, and roof design, complementing the site and the neighborhood. Overall, the building’s colors, finishes and details complement the site, the building’s contemporary design, and the neighborhood, providing visual interest. A condition is suggested to provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff’s review and approval prior to plan check submittal.
- The proposed materials include a variety of finishes, which help reinforce the building’s overall contemporary design. The project features two types of metal cladding, accent golden color Hardie horizontal (plank) siding, and dark bronze (aluminum) windows and doors.
- The proposed windows are appropriate to the design of the building and the neighborhood in terms of their material, operation and overall appearance. The

project features, dark bronze aluminum windows and doors. And windows will be casement, fixed and slider operation. A condition is included to submit window sections depicting a typical opening in a stucco-clad wall and siding clad wall, and submit a window schedule consistent with the City's window handout.

- The building's main front entrance is well integrated into the design, featuring a gated entry accessible from Pacific Avenue, complementary to the site and the neighborhood. Additionally, access to the individual units on the upper levels are provided by exterior open common corridor/walkway along the north side.
- The proposed contemporary architectural style of the project is appropriate to the site and the neighborhood. The design of the building includes an emphasis on rectangular shapes and voids, rooflines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Show site lighting and light fixtures on the building limited to the main entry and patio doors.
2. Identify gutters and downspouts on the building, painted to match the adjacent wall color.
3. Submit window sections depicting a typical opening in a stucco-clad wall and siding clad wall.
4. Submit a window schedule consistent with the City's window handout.
5. Provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff's review and approval prior to plan check submittal.

Attachments

1. Project Plans
2. Photos of Existing Property & Neighborhood
3. Location Map
4. Environmental Documents
5. Density Bonus Application (Decision Letter Case No. PDBP 2001881)