



**CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD**

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

October 10, 2024

Hearing Date

345 West Cerritos Avenue

Address

Design Review Board (DRB)

Review Type

5640-030-023

APN

PDR-003677-2024

Case Number

Khan Consulting Inc.

Applicant

Aileen Babakhani

Case Planner

Allegro Capital Partners LLC

Owner

Project Summary

To demolish an existing 7,620 square-foot, one-story commercial building (built in 1967) and to construct a new six-story, 55,263 square-foot mixed-use project containing 41 residential units with three affordable units, restricted to very low-income households. The project includes a new counter service restaurant and two retail spaces (for a total of 1,980 square feet) with 15 parking spaces on the ground floor and 27 parking spaces within a new one-level subterranean parking garage for a total of 42 parking spaces. The project site is a 13,265 square-foot lot located in the TOD I (Transit Oriented Development District I) zone.

Environmental Review

The project is exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because after review and consideration of all required technical reports and/or studies, staff determined the project meets all the conditions for an infill development project, as follows:

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 a 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.

Existing Property/Background

The project site is located at the northeast corner of Cerritos Avenue and Gardena Avenue. The relatively flat lot was originally developed in 1967 with an existing 7,620 square-foot, one-story commercial building, which is proposed to be demolished. The South Glendale Historic Resource Survey determined that the property is not eligible for historic designation at the federal, state, or local level (California Historic Resource Status Code 6Z). It is therefore not considered a historic resource under the California Environmental Quality Act (CEQA).

Density Bonus and Housing Plan Case No. PDBP-001912-2023 was approved with conditions on June 10, 2024, with one concession (reduced required landscaped area). The project site is located in the TOD I (Transit Oriented Development District I) zone that was formerly zoned SFMU (Commercial/Residential Mixed Use). The project is entitled to vested rights pursuant to SB330 and therefore, it is subject to the development standards of the SFMU zone, which was the zoning designation of the project at the time of the SB330 application submission. In addition to the approved Density Bonus and Housing Plan, the project was approved for the reduced parking spaces in accordance with California Assembly Bill 2097 (AB 2097) and Government Code Section 65863.2; and provides a total of 42 parking spaces versus the required 54 parking spaces.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: TOD I

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.

Active/Pending Permits and Approvals

On June 10, 2024, the Director of Community Development approved with conditions Density Bonus and Housing Plan Case No. PDBP-001912-2023 and AB2097 Parking Reduction Case No. PAB2097-002478-2023, with one concession (reduced landscaped area) to allow the construction of a new six-story, mixed-use project featuring three affordable units, reserved for very-low-income households. The project includes 1,980 square-foot commercial spaces on the first floor and 41 residential units on the upper floors, consist of 31 one-bedroom units and 10 two-bedroom units. The approved AB2097 Parking Reduction allows the reduced parking spaces from the required 54 parking spaces to the proposed 42 parking spaces. The project is entitled to vested rights pursuant to SB330 and therefore, it is subject to the development standards of the SFMU zone, which was the zoning designation of the project at the time of the SB330 application submission.

Site Slope and Grading

1,500 cubic yards or greater of earth movement:

The project involves of approximately 6,700 cubic yards of cut.

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

New driveways are appropriately incorporated into the overall design. A condition of approval is recommended to include a decorative finish for the driveways, compatible with the overall design and colors.

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

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

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 site planning of the proposed building is appropriate to the site and its surrounding context, which consists of mixed-use, residential, industrial, and commercial properties. The project meets the zoning code required setbacks.
- The project is pedestrian-oriented and provides outdoor seating and commercial entrances along the street frontages.
- The project provides adequate outdoor spaces through private balconies and a rooftop deck (common open space), which are appropriately integrated into the design. The rooftop outdoor common space is easily accessible from all units and includes seating and amenities for multiple users.
- The project provides a total of 42 parking spaces with 15 parking spaces located on the ground level and 27 parking spaces located within the proposed one-level subterranean parking garage. Although the project is required to provide a minimum of 54 parking spaces, a parking reduction was approved pursuant to the State’s AB2097 and Government Code Section 65863.2.
- The proposed pedestrian and vehicle access are appropriately incorporated into the overall design and include a primary pedestrian entry and two-way vehicle access

to the subterranean garage from Cerritos Avenue to the south, and a secondary pedestrian entry and two-way vehicle access to the ground level parking garage from Gardena Avenue to the west. A condition of approval is recommended to include a decorative finish for both driveways, compatible with the overall design and colors.

- The ground level parking is appropriately screened from the street, and elevators and stairs to the subterranean garage are appropriately integrated into the design.
 - The subject housing project includes three affordable units and was approved under Density Bonus and Housing Plan Case No. PDBP-001912-2023, allowing a reduction in the proposed landscaped area in accordance with the allowed concession. The project provides a total of 372 square-foot landscaped area (2.8 percent), which is less than the minimum required of 1,326.5 square feet (10 percent). The landscaped planters are proposed along the building edges on the south and west side as well as on the rooftop deck. The landscape plan is complementary to the building design and includes drought tolerant landscaping and new street trees in compliance with the Urban Forestry requirements.
 - The proposed rooftop equipment is appropriately integrated into the design and adequately screened from public views.
 - The trash bins and recycling containers are located on the ground floor and are not visible from the street.
 - The proposed exterior lights will provide appropriate light levels for the private balconies and ground floor entries. The location and design of the light fixtures are appropriate and avoid light spillover onto the adjacent properties.
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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 design provides articulations, setbacks at the upper floor, varied exterior materials and colors, and recessed volumes to break up the mass and scale of the proposed six-story building and help the building relate to the neighborhood context of one- and two-story residential, commercial, and industrial buildings that are designed in various architectural styles.
- The design avoids long and continuous segments of building walls facing the streets to provide a human scale and appropriate massing, related to its surrounding.
- The proposed mass and scale reinforce a contemporary design concept which is appropriate to the site and surrounding.
- The proposed six-story, mixed-use building with the overall height of 74'-5" meets the height limit of 75 feet for properties located in the SFMU zone.
- The combination of flat and shed roofs is appropriate to the context and reinforces the architectural design concept.

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.

The proposed drawings do not depict the finish materials of the new driveways. A condition of approval is recommended to update the drawings to show a decorative driveway finish, consistent with the proposed design and colors.

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 design, architectural details, and colors are stylistically consistent across all four facades and consist of plaster finish, brick veneer, exposed concrete, metal wall panels, metal cladding, metal railings, and aluminum-framed storefronts. The design and details reinforce the proposed contemporary architectural style, and the use of various materials and colors help the building to be compatible and complementary to its surrounding context.
- The use of different materials and architectural details for the commercial uses create an appropriate distinct contrast between the commercial uses located on the first floor and residential units on the upper floors.
- The proposed recessed entries to the building create visual interest and provide a sense of arrival to the building. The project provides separate entrances for the residential and commercial uses with commercial entries located along Cerritos Avenue and Gardena Avenue, and the primary entrance to the residential lobby located on Cerritos Avenue (south façade). The entryways are well-designed and integrated into the design with the residential entry serving as a focal point.
- The building's corner stands out from the adjacent façades by incorporating the proposed metal wall cladding and larger windows.
- All new windows will be dark grey vinyl, recessed within the exterior walls, topped with metal cornices. The windows feature a combination of fix/casement and fix/sliding operations, compatible with the overall design.
- The proposed drawings do not include the finish material for the driveways. A condition of approval is recommended to update the drawings to provide decorative paving for driveways, consistent with the design concept and colors.
- The project proposes an internal roof drainage system.
- Any building signage will be reviewed separately by the Director of Community Development Department under a future sign program.

Recommendation / Draft Record of Decision

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

Conditions:

1. Comply with all conditions of approval of Density Bonus and Housing Plans Case No. PDBP-001912-2023.
 2. Update the drawings to include a decorative finish for the driveways, consistent with the design concept and colors.
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Attachments

1. Project Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Photo Survey
5. Decision Letter, Density Bonus and housing Plan Case No. PDBP-001912-2023 and
Parking Reduction Case No. PAB2097-002478-2023