



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

December 12, 2024 <i>Hearing Date</i>	413, 417 & 419 Irving Avenue <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5625-009-019 and 5625-009-020 <i>APN</i>
PDR-000177-2022 <i>Case Number</i>	ONYX Architects c/o. Hrag DerHovagimian <i>Applicant</i>
Milca Toledo <i>Case Planner</i>	RL Consulting Services, LLC c/o Rick Lemmo for Irving-Mar <i>Owner</i>

Project Summary

The project involves the demolition of five existing residential dwelling units on site and the construction of a four-story (with mezzanine), 55-foot, 11-inch, 33-unit multi-family residential project totaling 30,896 square feet (SF), with a total of 49 parking spaces, including one level of surface (on-grade) parking containing 18 spaces (inclusive of three tandem spaces) and one level underground, semi-subterranean parking structure containing 31 residential parking spaces located on a 18,369 SF site in the R-3050 (Moderate Density Residential) zone. The project will provide eight (8) affordable units reserved for very low income households.

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 properties at 413, 417 & 419 Irving Avenue are not listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historic Resources.

Existing Property/Background

The 18,369 square-foot lot is current developed with five residential buildings. The 413 address is developed with a one-story, single-family house built circa 1940. The 417-419

address contains two separate duplex buildings and a detached garage built circa 1949. The site is located on the northwest side of Irving Avenue, in the R-3050 (Moderate-Density Residential) zone. The proposed project would demolish the existing residential structures and garages in conjunction with the construction of the new four-story (w/mezzanine), 33-unit multi-family residential project totaling 30,896 SF, featuring eight (8) affordable units restricted to very-low income households. Parking will be provided on-site as follows: a total of 49 parking spaces, including one level of surface (on-grade) parking containing 18 spaces (inclusive of three tandem spaces) and one level underground, semi-subterranean parking structure containing 31 residential parking spaces.

The site is bordered by Allen Avenue to the north, Irving Avenue to the south, Lake Avenue and Interstate 5 freeway to the east and Victory Blvd, to the west. The project site is surrounded by existing urban uses, including residential buildings. The project's unit mix includes thirty (30) one (1)-bedroom and three (3) two (2)-bedroom units and provides a minimum 40 square feet of private open space for each residential unit, 6,238 square feet of common open space for residential uses and 5,590 SF of landscaping for the project.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R3050 - Moderate 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", on February 27, 2024, the City Council approved a Density Bonus and Inclusionary Housing Plan application (Case No. PDBP-000174-2022) with eight (8) affordable units reserved for very low income households and a 371.4% density bonus (of which 321.4% is discretionary), as well as three concessions and one waiver as follows:

1. Increase the maximum allowed floor area ratio (FAR). As proposed, the project features a total FAR of 2.53 (46,622 square feet), exceeding the maximum allowable FAR by 1.88 (34,683 square feet) (NOTE: total floor area and FAR has been reduced to 1.68 (30,896 SF));
2. Increase the maximum allowed building height and stories. The project proposes to increase the maximum allowed number of stories to four (with mezzanine) and the overall building height to 55 feet, 11-inches (19 feet, 11-inch height increase) measured to the top of the elevator shaft; and
3. Provide above-grade parking. The project features 18 residential, above-grade parking spaces (inclusive of 3 tandem spaces) located behind residential units on the first level.

Waiver of a development standard as follows:

1. Increase the maximum allowed lot coverage. The project features a total lot coverage of 14,102 square feet), exceeding the maximum allowable lot coverage by 76.7 percent (4,918 square feet). (Note: total lot coverage has been reduced to 14,090 square feet).

Site Slope and Grading

Less than 50% current average slope and grading approximately 5,495 cubic yards (cut), and 35 cubic yards (fill), and 5,460 cubic yards export; 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

All perimeter walls/fences on the podium level are not depicted on the site plan. A new CMU wall is proposed along the west side of the property to match existing.

Walls/fences on the podium level shall comply with height regulations per the Zoning Code. Additionally, railings proposed within the street front setback shall comply with zoning regulations. A condition is included to identify all existing and/or proposed perimeter walls/fences on top of the underground garage and to verify if the proposed railings located within the street front setback, adjacent to the front entry steps comply with zoning code regulations.

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

Mechanical equipment (a/c) is not clearly identified on the plans. A condition is included to depict rooftop and/or ground equipment on the plans, appropriately screened from public view. Trash room, electrical and gas meters are located underground in the parking level.

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 project is consistent with the rectangular shape of the lot. It is designed as a single structure with a rectangular building footprint, which is consistent with the shape of the lot and appropriately setback from the front, rear and side property lines. The proposed development strengthens and enhances the street by providing landscaped areas at the front of the lot, facing the street.
- The proposed central courtyard is appropriately located in the center of the lot on the second level for easy access to all residents. While the first level proposes residential units and on-grade covered parking behind the units, the areas not occupied by the building at the front, rear and sides of the building will be landscaped. Additionally, common areas for the residents are proposed at the rear and the building's roof top deck, providing a variety of seating areas complemented by landscaped planters, while maintaining appropriate privacy levels for adjacent residential units.
- Raised planters at the podium level are distributed throughout the ground, second floor levels and the roof top. 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, featuring hardscape materials as well as integrated seating, enhancing the site and the neighborhood.
- The design and materials of all perimeter walls/fences shall appropriately integrate with the building design. A condition is included to identify all existing and/or proposed perimeter walls/fences on top of the underground garage and its height shall comply with zoning regulations.
- Vehicular access to the residential parking garage is from Irving Avenue via a gated driveway at the front, east side of the property. This driveway provides access to an underground (semi-subterranean), 31-space parking garage. The other driveway on the west side provides access to 18, on-grade covered parking spaces located behind residential units. Both driveways are appropriately integrated into the site.
- The trash and electrical room are located in the underground parking garage, effectively screened from public view. However, mechanical equipment (a/c) is not clearly identified on the plans. A condition is included to depict rooftop and/or ground equipment on the plans, appropriately screened from public view.
- Site lighting as well as lighting on the building is proposed throughout (refer to exterior lighting plan, sheet DR-03.3). Site lighting in the common areas and light fixtures on the building are proposed, appropriately integrated into the building and landscape design.

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

The proposed project is four stories and 55 feet, 11-inches in height measured to the top of the elevator shaft. The height and story increase has been approved as a concession of Density Bonus Housing Plan Case No. PDBP-000174-2022.

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

The facades are appropriately articulated through the use of various volumes, breaks in roof and plane, design details, use of cladding materials, fenestration, etc.

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 four-story (55 ft., 11-inch high) structure will provide appropriate setbacks. The ground floors are appropriately setback from the street front property line. The building is broken up into two buildings flanking a central courtyard, providing appropriate massing relief for the site, adjacent buildings and the neighborhood.
- The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, variety of cladding material, and cantilevered built-in planters. This helps avoid long horizontal facades and minimizes a boxy outline. Through the use of different cladding materials and colors including siding, fenestration, wall texture and finish, as well as a generous roof deck and private balconies, holistically it gives the project additional texture and relief to the overall mass.
- The proposed palette of materials (e.g., siding, wall finishes, colors, cladding (hardie and aluminum panels, glass treatment, etc.) and variety of colors help to reinforce

the reading of different volumes and articulates the building. Overall, the building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially facing the street.

- The project's roof design, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context. The combination of flat parapet lines with varying heights combined with modestly pitched roof over the extended mezzanine volumes, appropriately reinforces the building's design.

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, materials, fenestration, roof design, etc., for architectural effect, complementing the site and the neighborhood. The building’s proportions are appropriate and relate well to the site and the neighborhood.
- The proposed variety of materials and finishes includes, vertical and horizontal fiber cement siding, smooth troweled stucco, metal panel siding, fiberglass windows and doors, metal stairs and railings, all which helps reinforce the building’s overall contemporary design. Windows will be sliding operation, black color, and recessed within the opening. Overall, the color palette, finishes and details complement the site, the building’s contemporary design, and the neighborhood as recommended by the Guidelines.
- The building’s main front entrance is well integrated into the design, featuring an appropriate focal point glass entry accessible from Irving Avenue. Two of the ground floor units are accessible from the primary glass entry lobby doors and the other unit is accessible from a recessed entry door facing and adjacent to the front walkway. Additionally, access to the individual units on the upper levels are provided by exterior open corridors/walkways overlooking the center courtyard area with the exception of the three units on the ground level. Overall, the design of the entryway provides an appropriate focal point, complementing the building and the neighborhood.
- 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.

- 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 black fiberglass windows with sliding operation, appropriately complementary to the building's contemporary style.

Recommendation / Draft Record of Decision

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

Conditions

1. That all existing and/or proposed perimeter walls/fences on top of the underground garage (podium) be identified on the site plan and comply with Zoning Code regulations. Submit a cut sheet/detail of proposed walls/fences for staff review prior to plan check submittal.
2. That the location of proposed railings within the street front setback, adjacent to the front entry steps/walkway, comply with the zoning code regulations.
3. That (rooftop) mechanical (a/c) equipment be identified on the plans, appropriately screened from public view.
4. 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 Decision (City Council Motion re Case No. PDBP2212648)