



# City Council Stage I Preliminary Design Review

820 North Central Avenue

November 12, 2024

# Project Description

- Demolish existing restaurant and parking lots
- Construct a new **105-unit, 8-story** residential building
- **95** feet (height)
- **215** parking spaces (at ground and 3-levels subterranean)
- **3,345** SF publicly accessible open space
- **15,183** SF outdoor spaces for residents

## Unit Breakdown & Sizes

- Studio – 1 Unit
- 1-Bedroom – 37 units
- 2-Bedroom – 61 units
- 3-bedroom – 6 units



129,640 SF building  
36,170 SF site  
(DSP/Gateway) zone

# Project Location



View from Arden Avenue (north)



View from Central Avenue (west)



# Site Context

1-story restaurant,  
surface parking lot,  
19-story hotel  
(north)

One-story gas  
station (west)

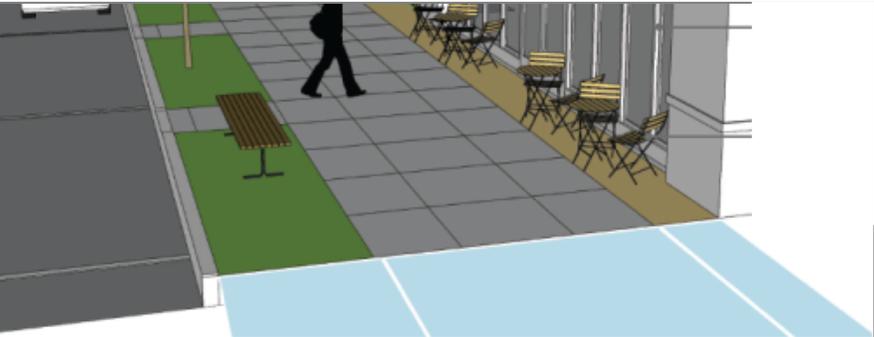


5-story parking  
structure (east)

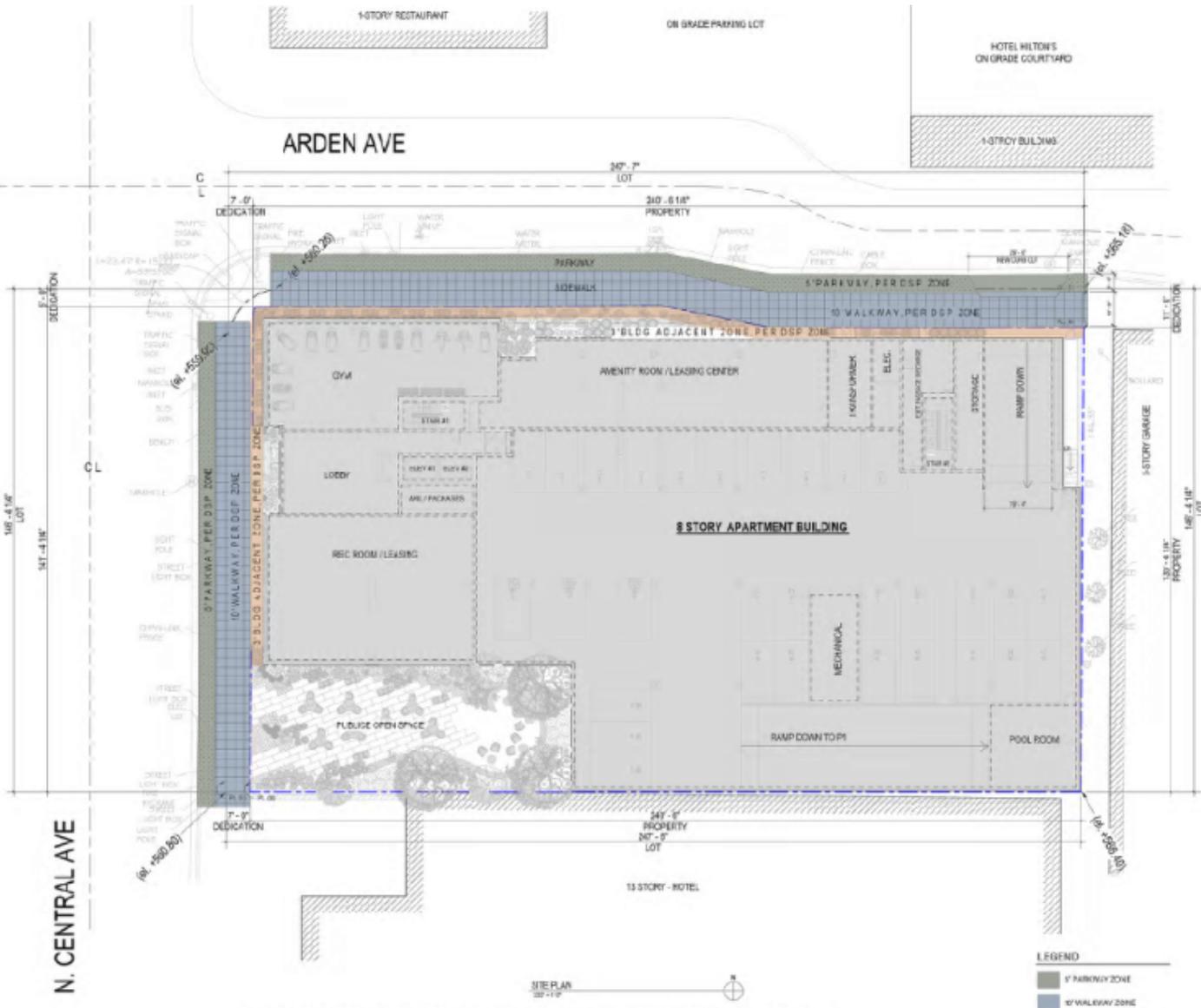
13-story hotel  
(south)



# Proposed Site Plan & Setbacks



FRONTAGE	TOTAL SETBACK WIDTH	PARKWAY	SIDEWALK	Building Adjacent Zone (Average)
Primary	See Brand Boulevard Streetscape Plan			
Mixed-Use* Commercial	18 ft	5 ft	10 ft minimum	3 ft

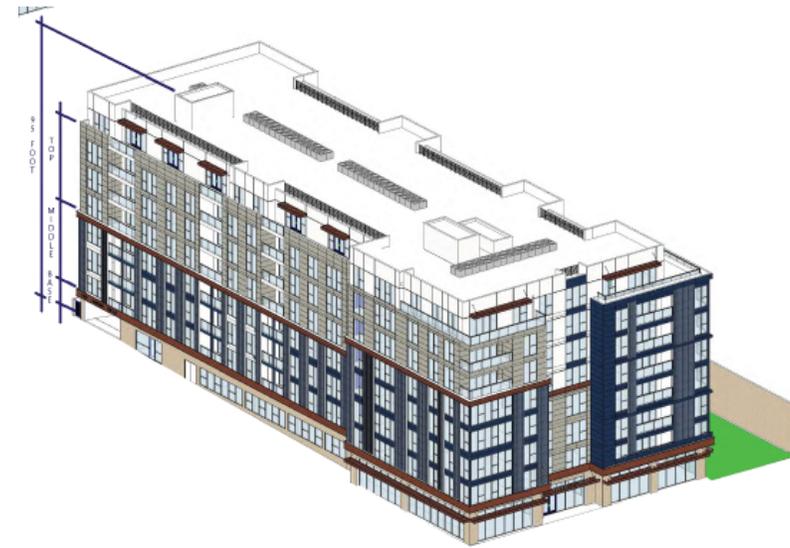


LEGEND  
 5' PARKWAY ZONE  
 10' SIDEWALK ZONE



# Height & Floor Area Ratio

	DSP Standards Gateway District	Project Design
Height (by right)	275 FT maximum	95 FT
Height (w/ incentive)	380 FT maximum	
Density (by right)	7.25 FAR maximum	3.6 FAR
Density (w/ incentive)	7.50 FAR maximum	



Arden frontage



Central frontage

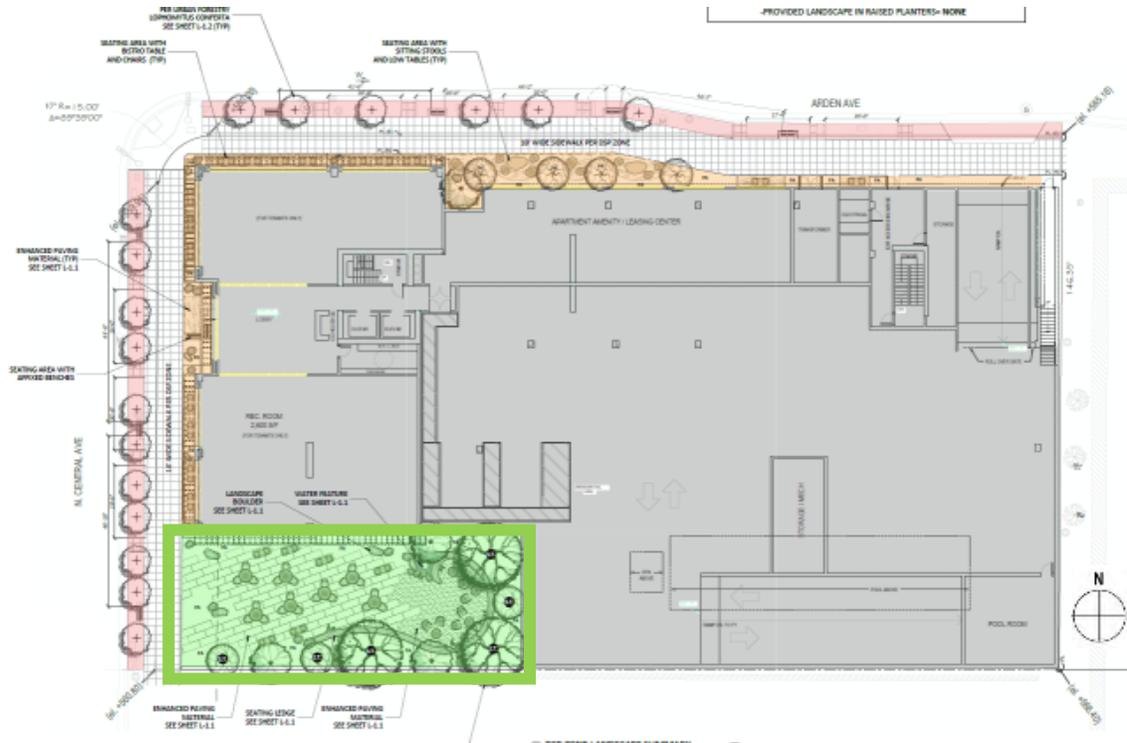


Intersection of Central and Arden Ave.

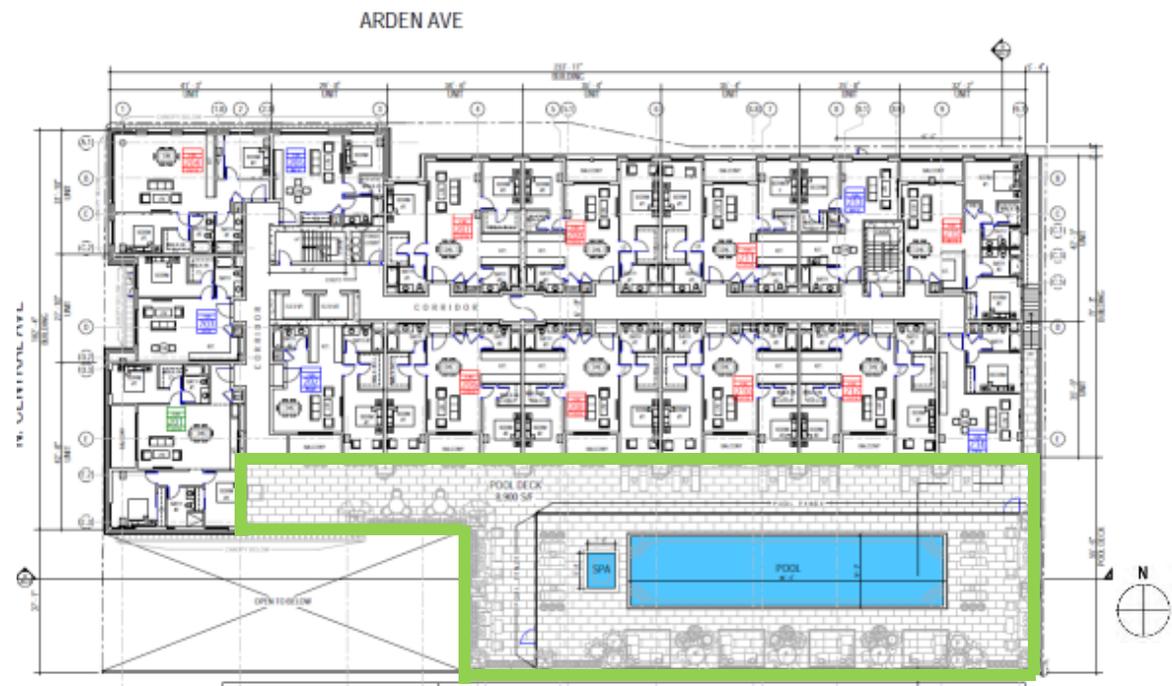


# Publicly Accessible Open Space

# Residential Development Open Space



3,345 SF plaza/courtyard  
(ground floor)

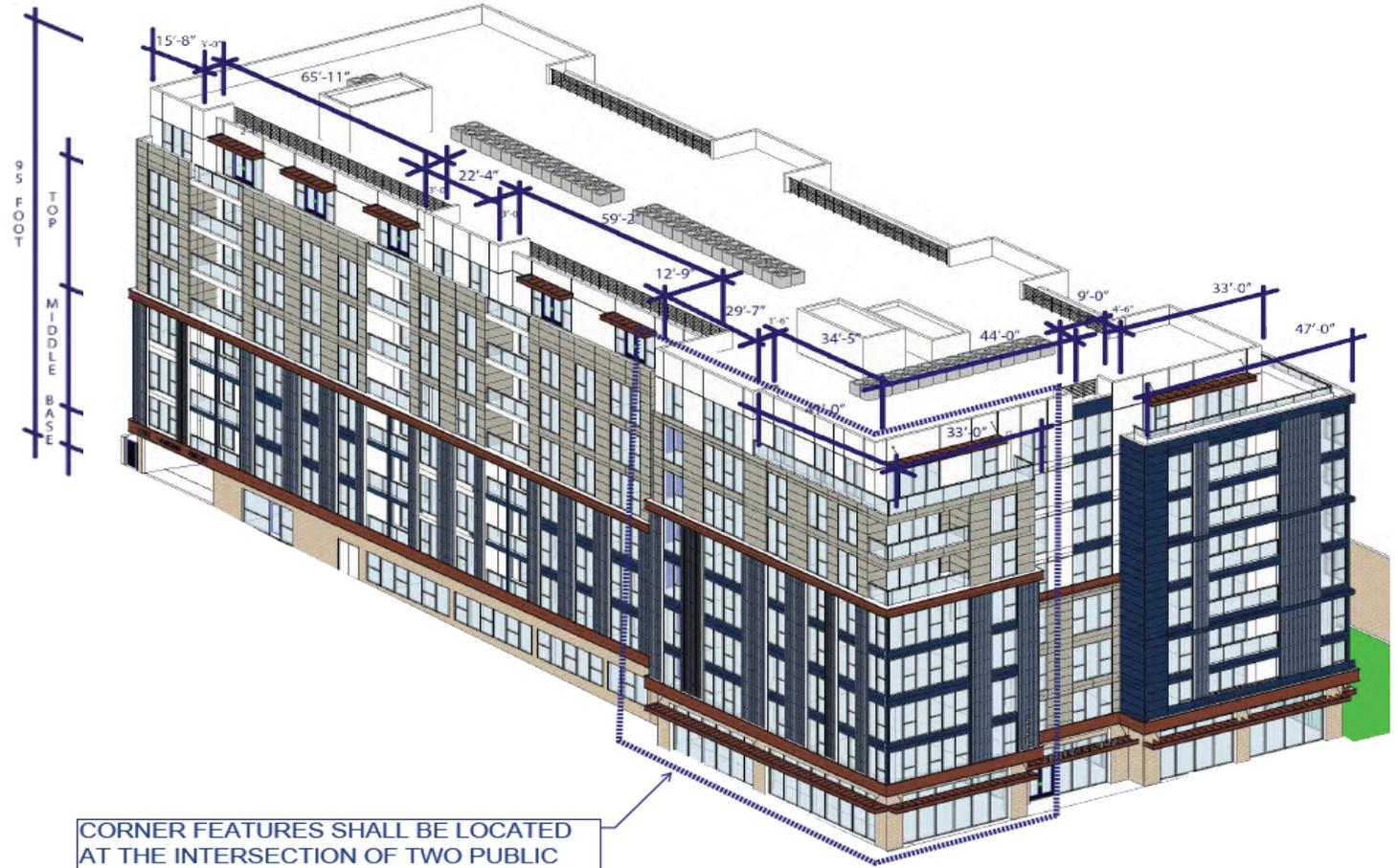


15,183 SF  
(2<sup>nd</sup> floor)



# Massing & Scale

- building corner feature
- delineated roofline
- delineated base, middle, and top



CORNER FEATURES SHALL BE LOCATED AT THE INTERSECTION OF TWO PUBLIC RIGHT-OF-WAY. CORNER FEATURES SHALL HAVE A DISTINCT BUT COMPLIMENTARY DESIGN FROM THE OVERALL MASS OF THE BUILDING

# Architectural Elements

(Materials, Building Lobbies & Entries, Stoops & Ground Level Residential Entries, Corners, Canopies, Balconies, Fenestration, Fences, Planters, Garage Entries, Utilities, Lighting, Signage)



**Q CUSTOMER LINEAR**  
LED LIGHT FIXTURE



**S INDIRECT SPOT LIGHT**  
BUILDING EXTERIOR LIGHTING



**B METAL PANEL**  
COLOR: CASTLE GRAY  
BY ALUCOBOND (OR SIMILAR)



**D1 METAL PANEL**  
COLOR: SPINE BLUE II  
BY ALUCOBOND (OR SIMILAR)



**D2 METAL PANEL**  
COLOR: AZURE BLUE  
BY ALUCOBOND (OR SIMILAR)



**A LA HABRA STUCCO**  
FINISH: SMOOTH  
COLOR: BAY RIDGE



**S LA HABRA STUCCO**  
FINISH: SMOOTH  
COLOR: SILVER GREY



**F LA HABRA STUCCO**  
FINISH: SMOOTH  
COLOR: DOVE GREY



**L STRUCTURAL GLAZED GUARDRAILS**  
FACTORY APPLIED FINISH



**E NATURAL STONE THIN VENEER**  
AMERICAN MODERN COLLECTION  
FINISH: MADAM RED LEDGE SAHN  
COLOR: CREAM



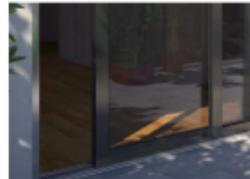
**M DECORATIVE BELT**  
METAL FINISH  
COLOR: RUSSET BRCA BY  
ALUCOBOND (OR SIMILAR)



**N DECORATIVE CANOPY**  
METAL FINISH  
COLOR: RUSSET BRCA BY  
ALUCOBOND (OR SIMILAR)



**C NICHIA FIBER CEMENT**  
ILLUMINATION PANEL  
COLOR: DARK BLUE SHADOW



**H METAL FRAMED DOORS & WINDOWS**  
COLOR: DARK GREY/WOODZED



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# Staff Recommendation

Staff recommends that the City Council **approve** the **Stage I** Preliminary Design for the proposed development.





**#MyGlendale**