



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)



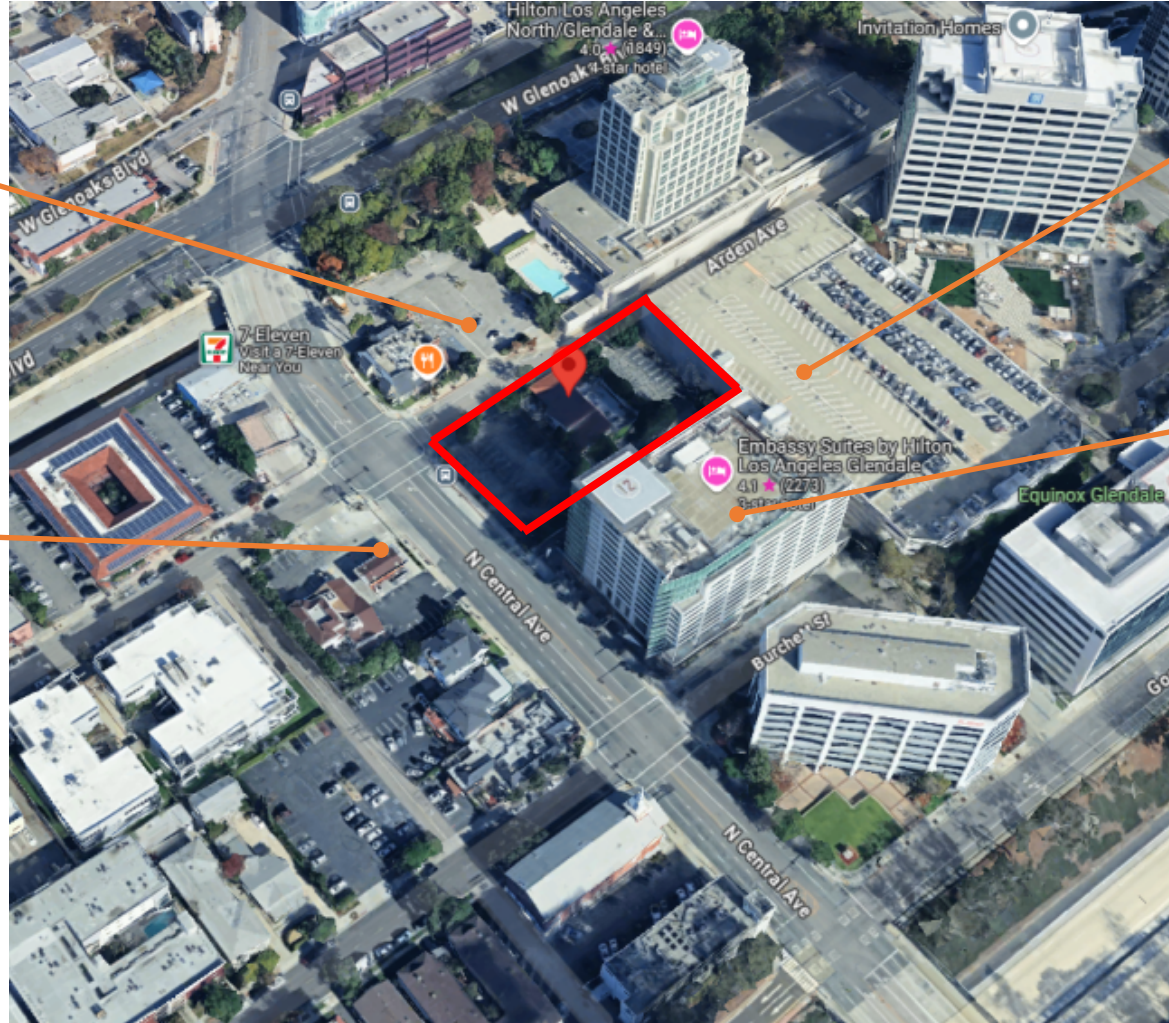
View from Central Avenue (west)



Site Context

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

One-story gas
station (west)

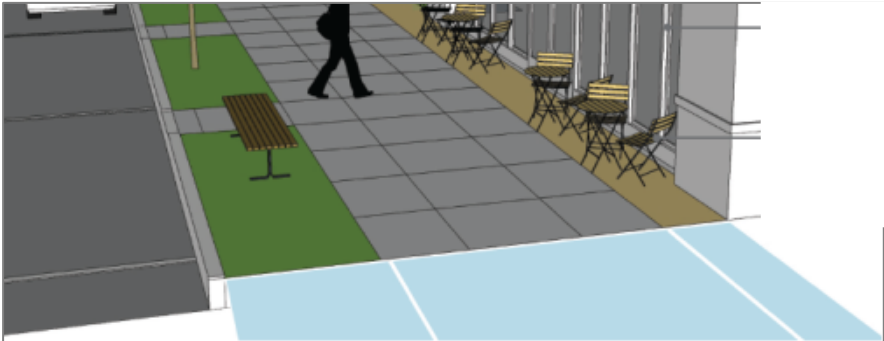


5-story parking
structure (east)

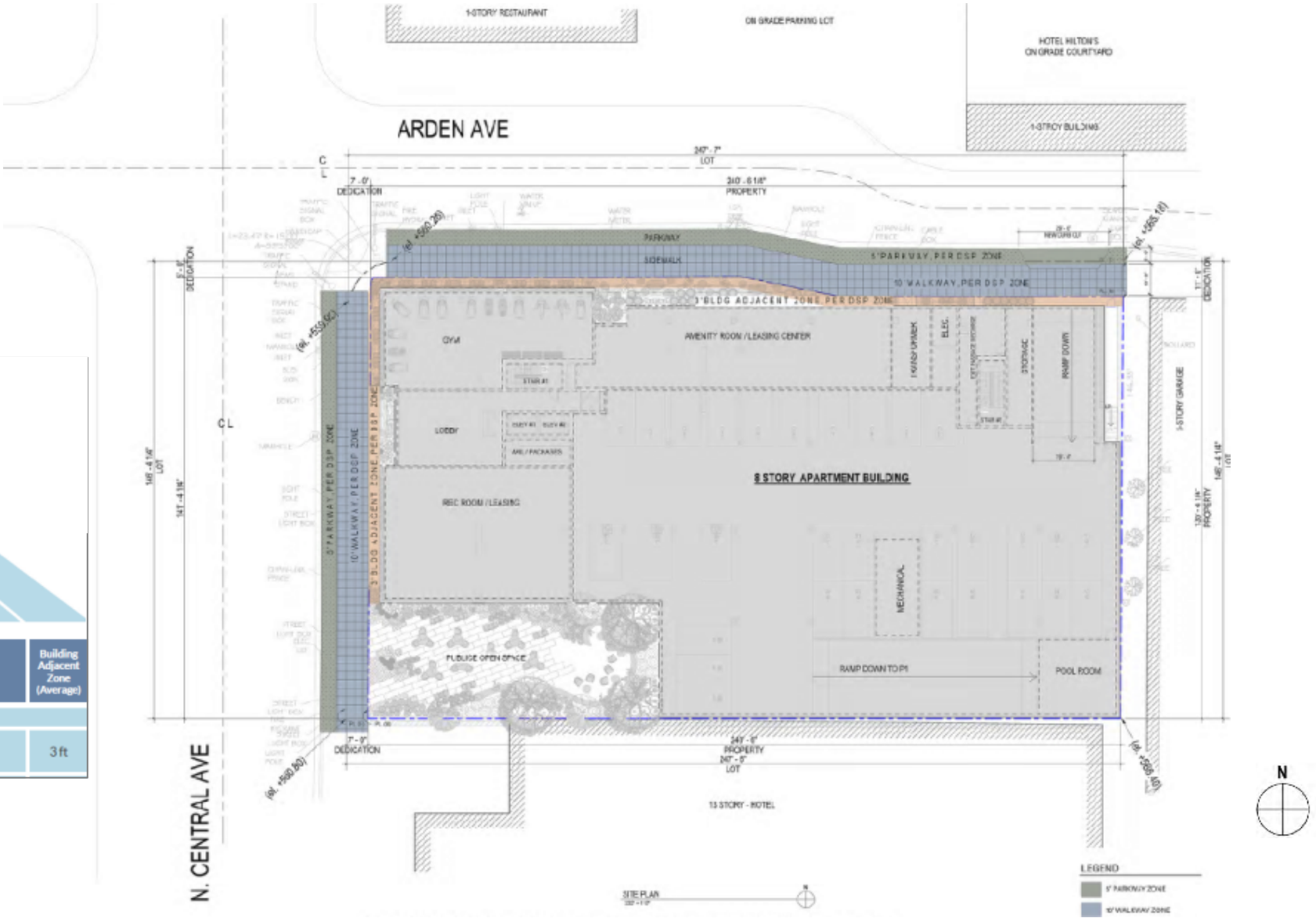
13-story hotel
(south)



Proposed Site Plan & Setbacks

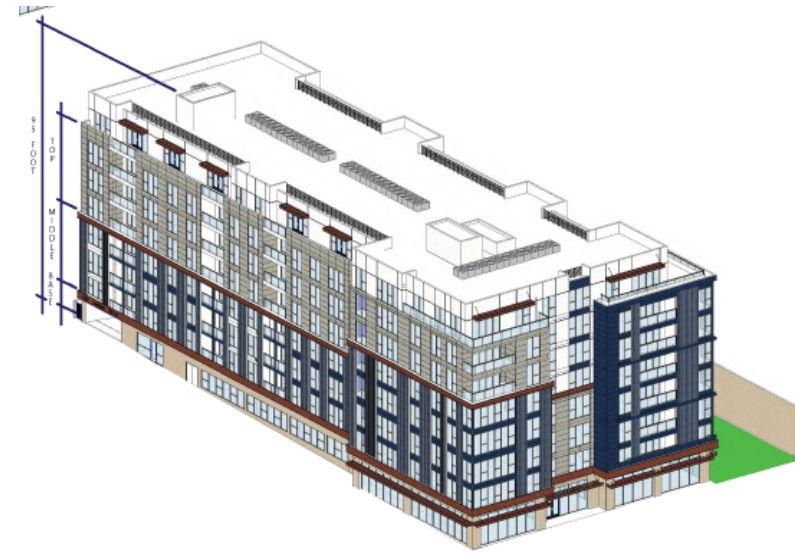


FRONTAGE	TOTAL SETBACK WIDTH	PARKWAY	SIDEWALK	Building Adjacent Zone (Average)
Primary		See Brand Boulevard Streetscape Plan		
Mixed-Use* Commercial	18 ft	5 ft	10 ft minimum	3 ft



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

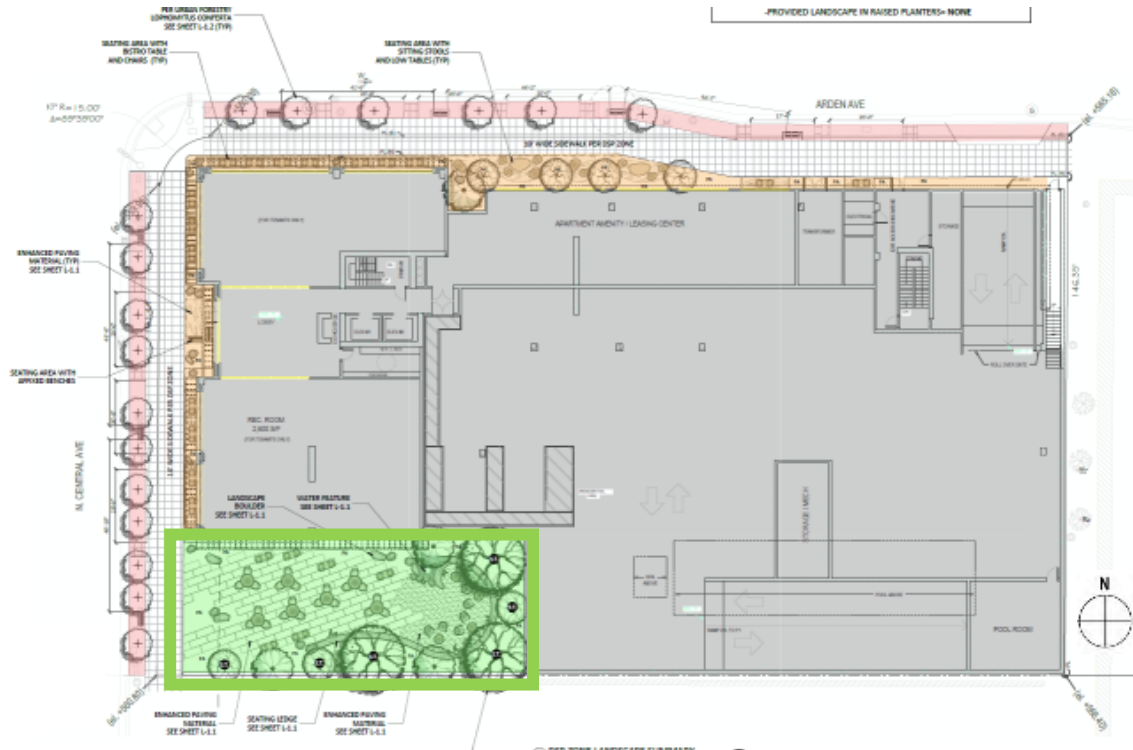


Central frontage



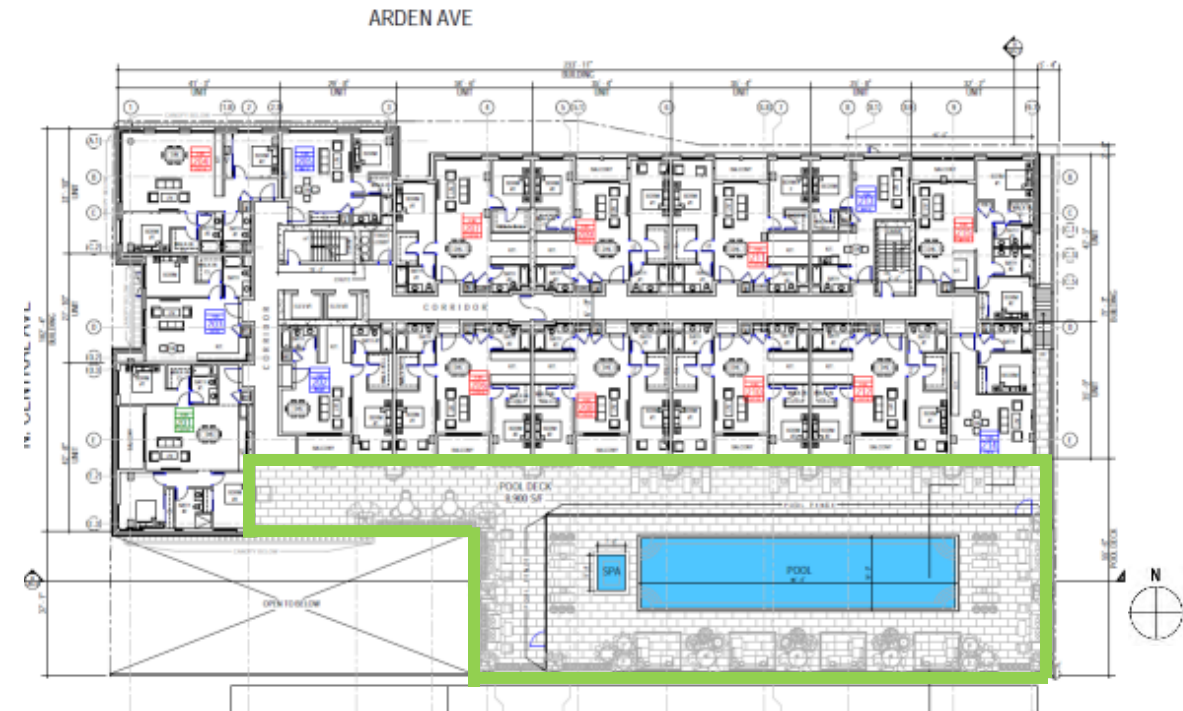
Intersection of Central and Arden Ave.

Publicly Accessible Open Space



3,345 SF plaza/courtyard
(ground floor)

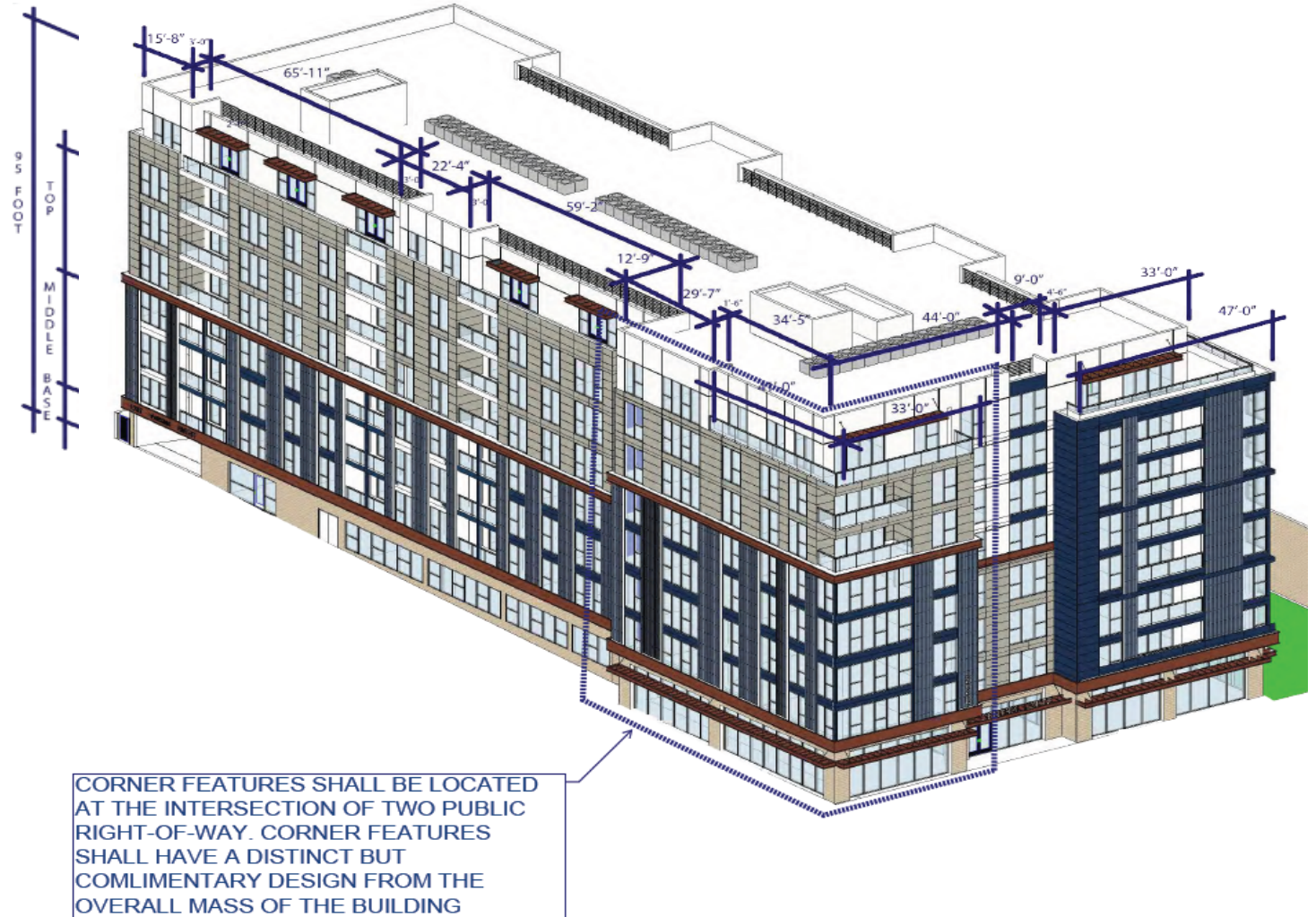
Residential Development Open Space



15,183 SF
(2nd floor)

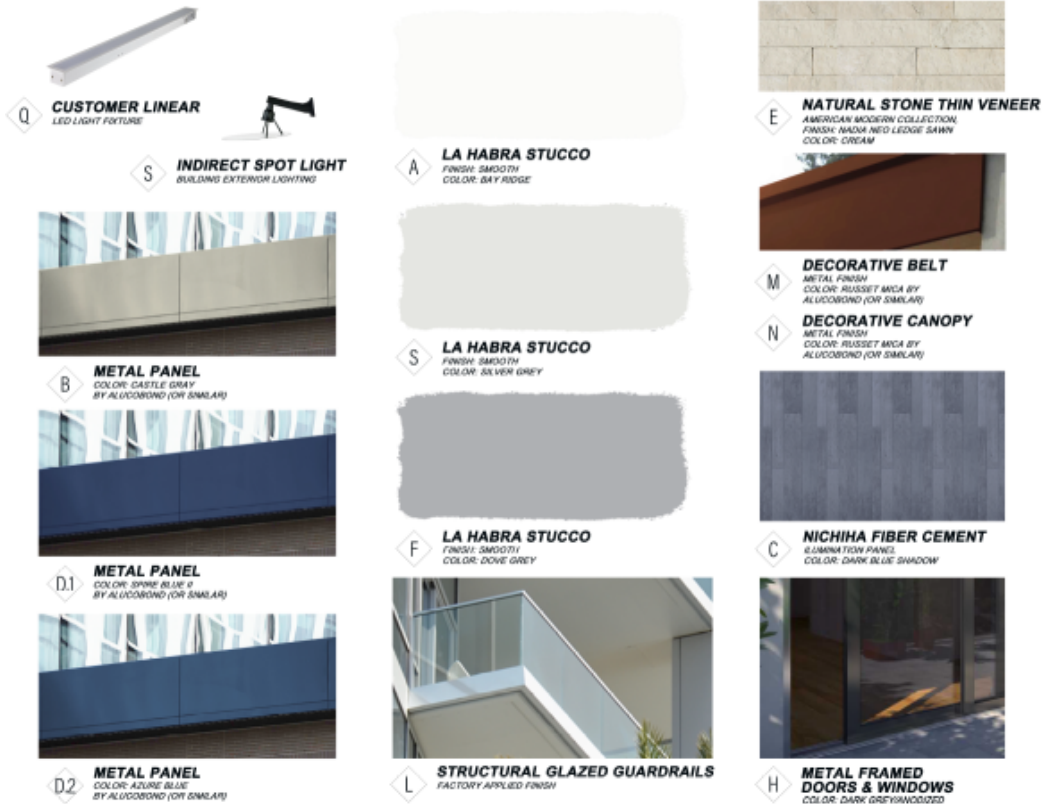
Massing & Scale

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



Architectural Elements

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



Staff Recommendation

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





#MyGlendale