



1900 Riverside Drive Appeal of DRB Approval

City Council | January 30, 2024
Appeal Case No. PAPP-002052-2023

General Information

Applicant: Tim Nagao, RED Architectural Group
Richard Dell, RED Architectural Group

Owner: Rene Karapedian, PRI Properties LLC

Project: Demolish the existing commercial stable buildings and associated structures and build 3 new buildings with 15 surface parking spaces for a commercial stable and kennel.

Appellant: Hunt C. Braly, Poole Shaffery Attorneys at Law

Request: ***Overturn*** the DRB decision and ***deny*** the project.

Case No.: Design Review Case No. PDR-000210-2022



Relevant Project History

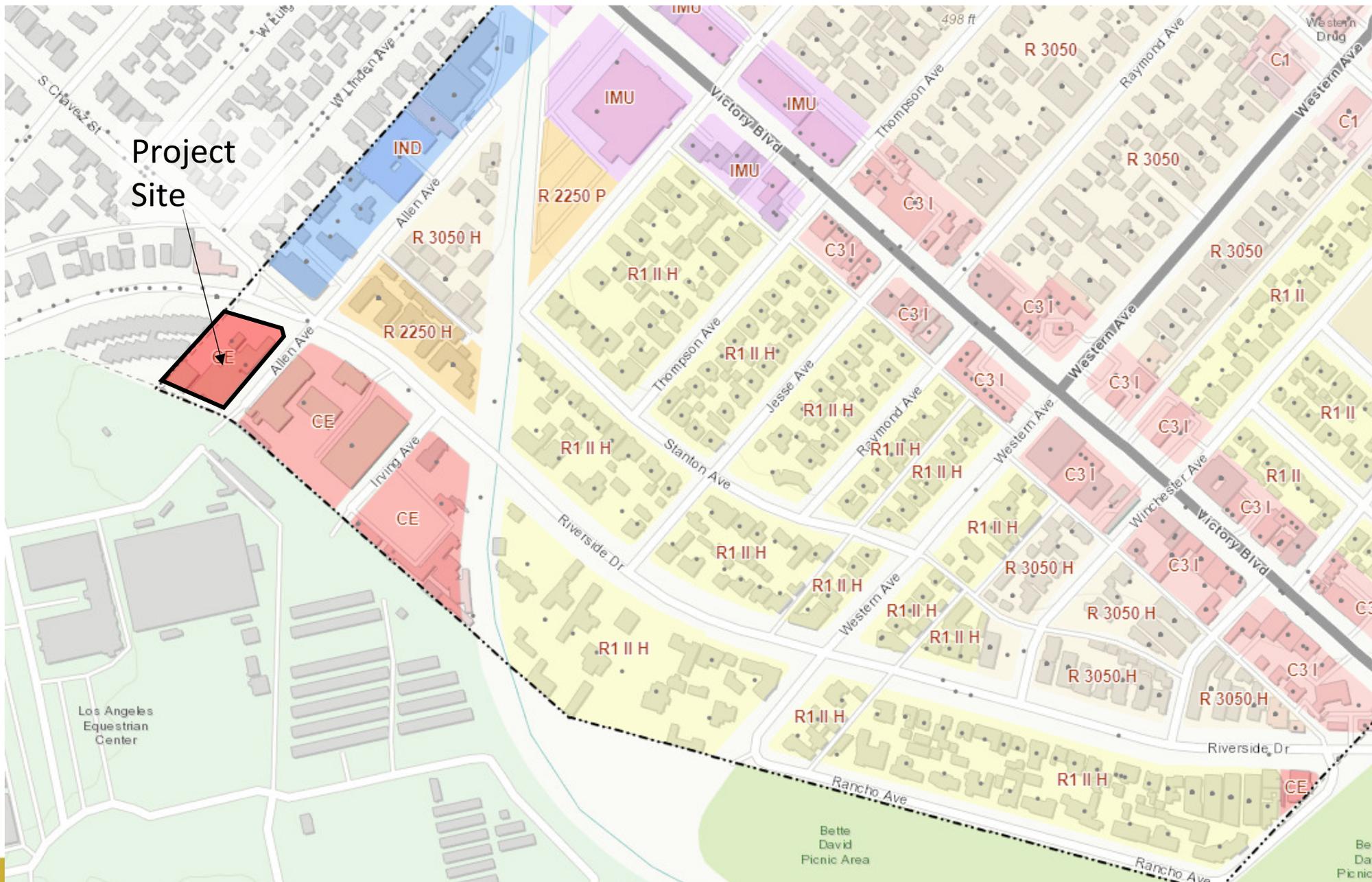
2018: Design Review application submitted for a new 21-unit multi-family development (*previous owner*)

2021: Mr. Rene Karapedian took ownership of the property.

2022: Design Review & Environmental Information Form applications submitted. Property owner appeals determination that an EIR is required.

2023: March 7th – City Council hearing for appeal – ***reversed*** EIR determination
August 10th – DRB hearing for project – ***approved with conditions***
August 25th – Appeal application submitted





Location Map





Project Site

Border Brothers Dry Cleaners & Laundry

Silver Saddle Stables

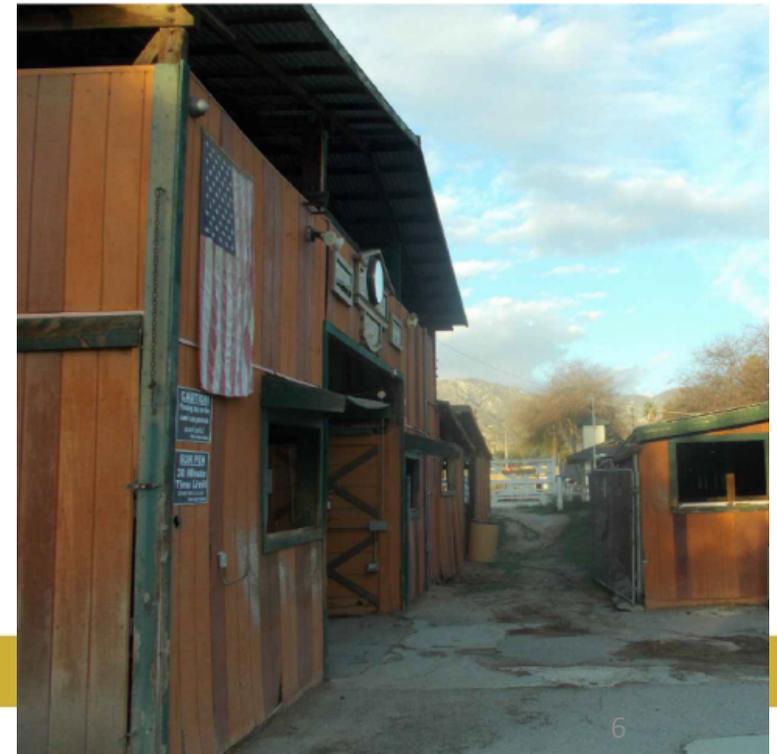
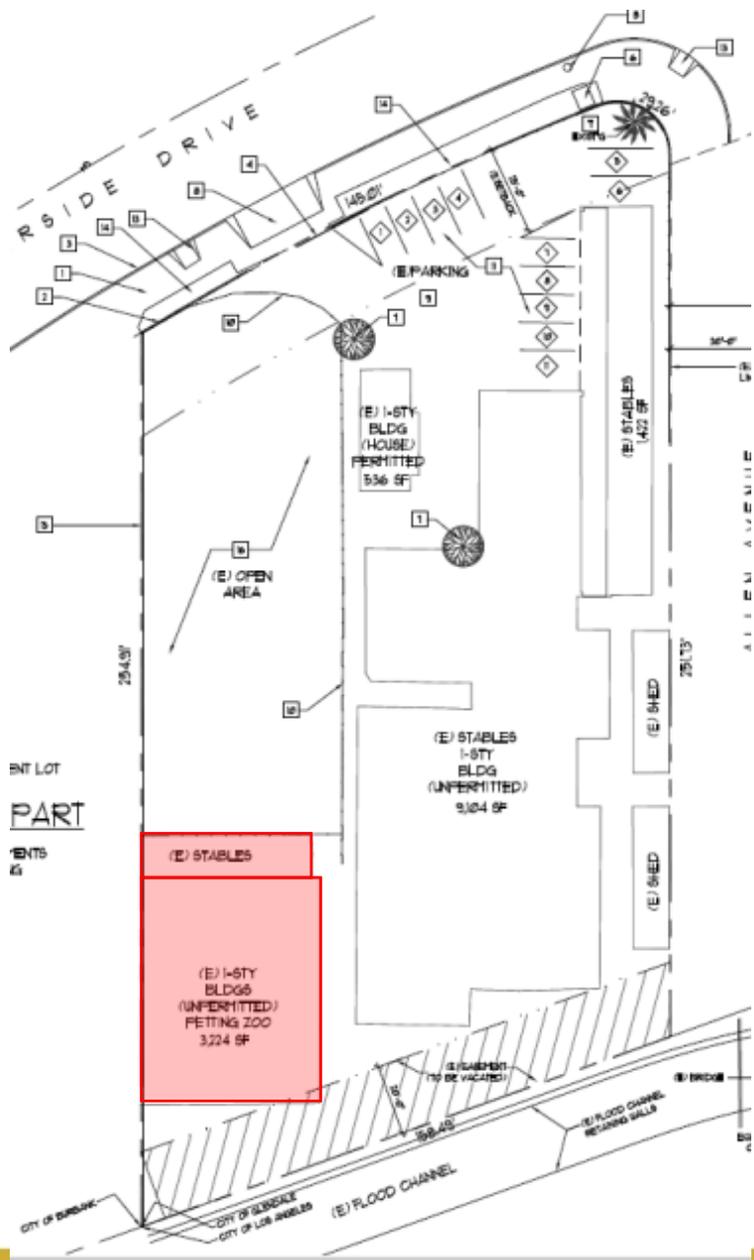
LA Horse Rentals

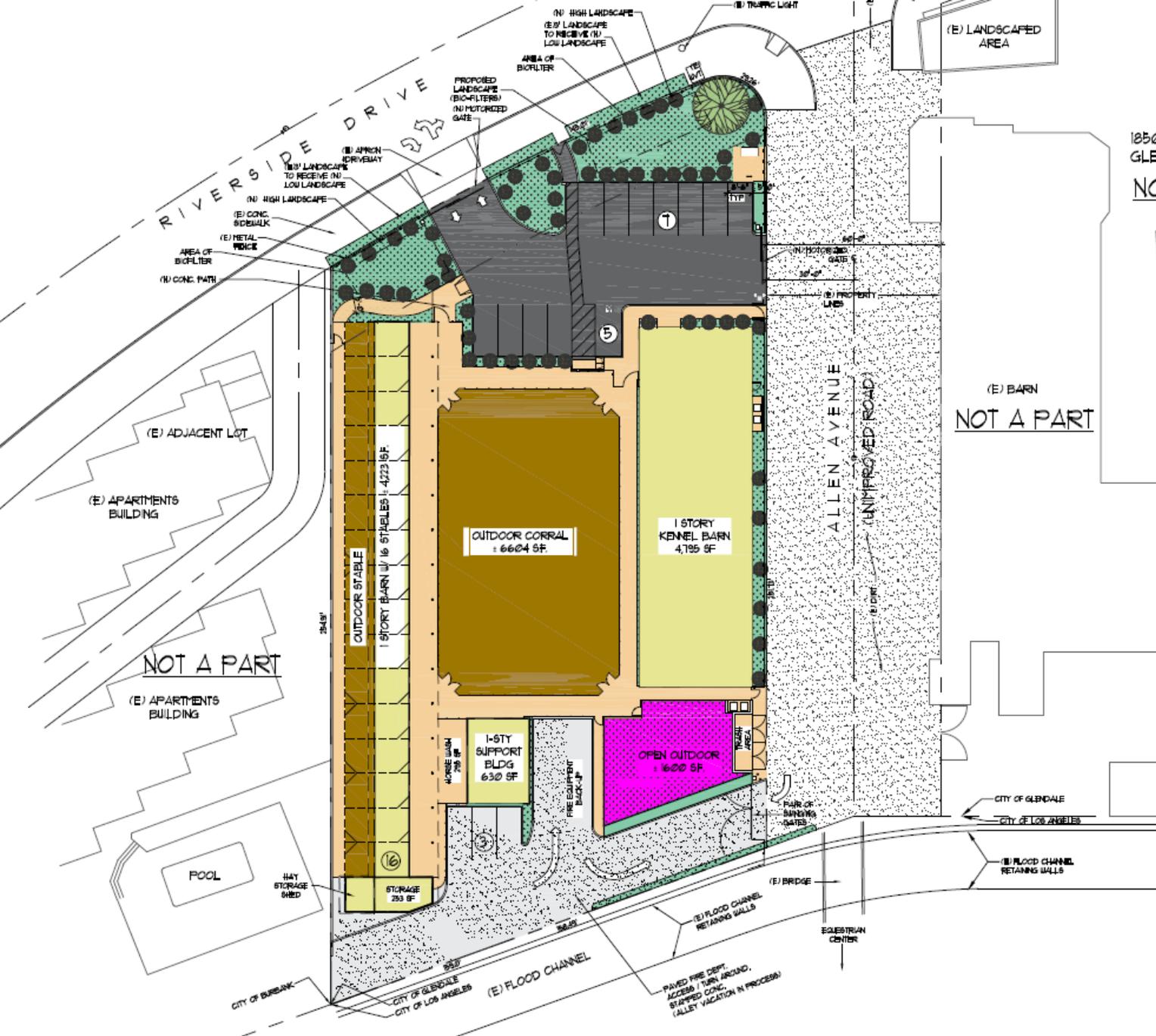
Riding Coach Horse riding in Los Angeles

TriKee Tack Animal feed store

Triple R Boarding Stables

Griffith Park Horse Rentals





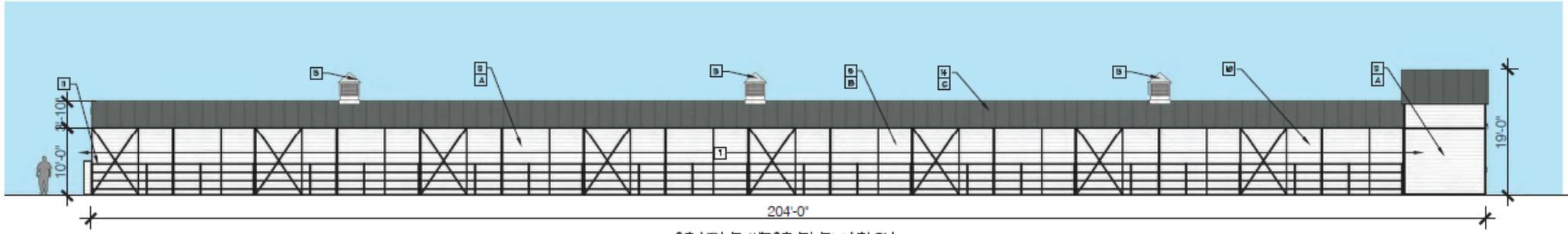
1850
GLEN
NO

Proposed Project

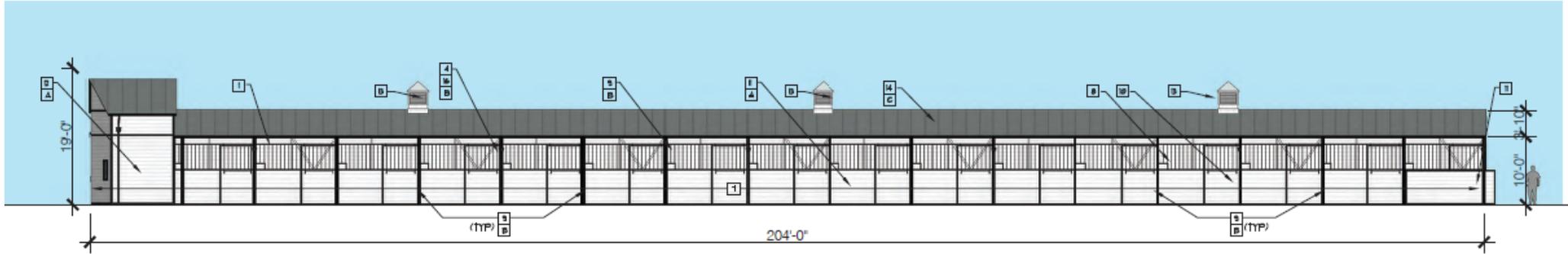
- 16-stable Barn
- Outdoor Corral
- Kennel
- Support Building
- Alley Vacation



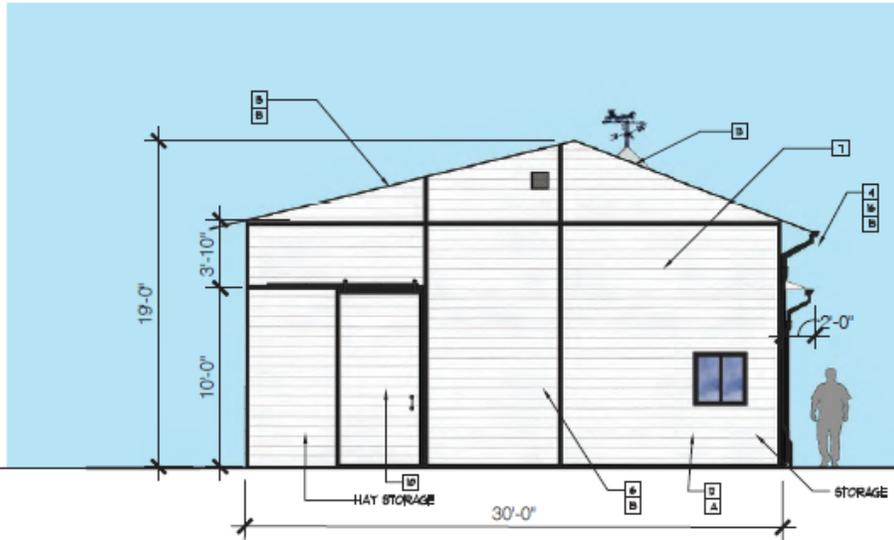
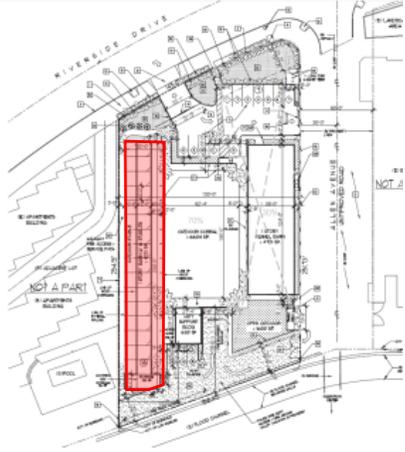




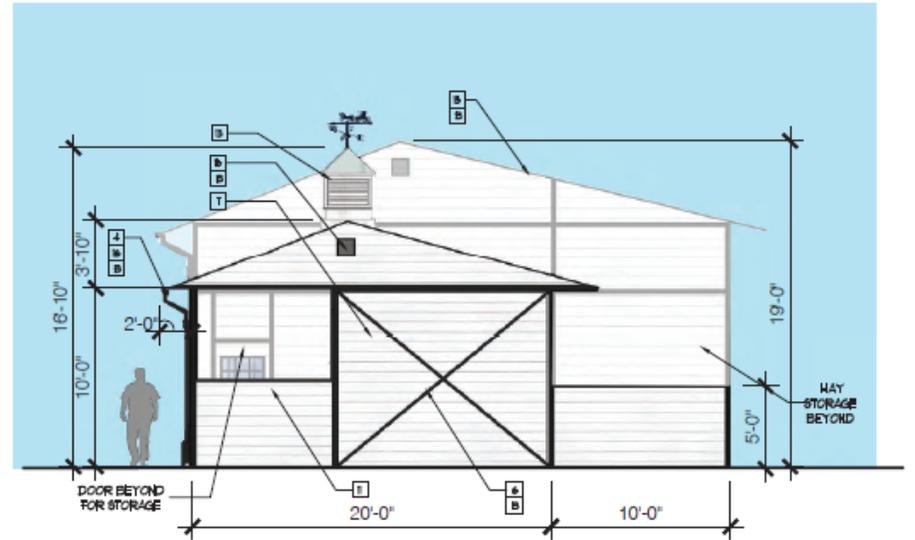
STABLE WEST ELEVATION
SCALE: 1/8" = 1'-0"



STABLE EAST ELEVATION
SCALE: 1/8" = 1'-0"

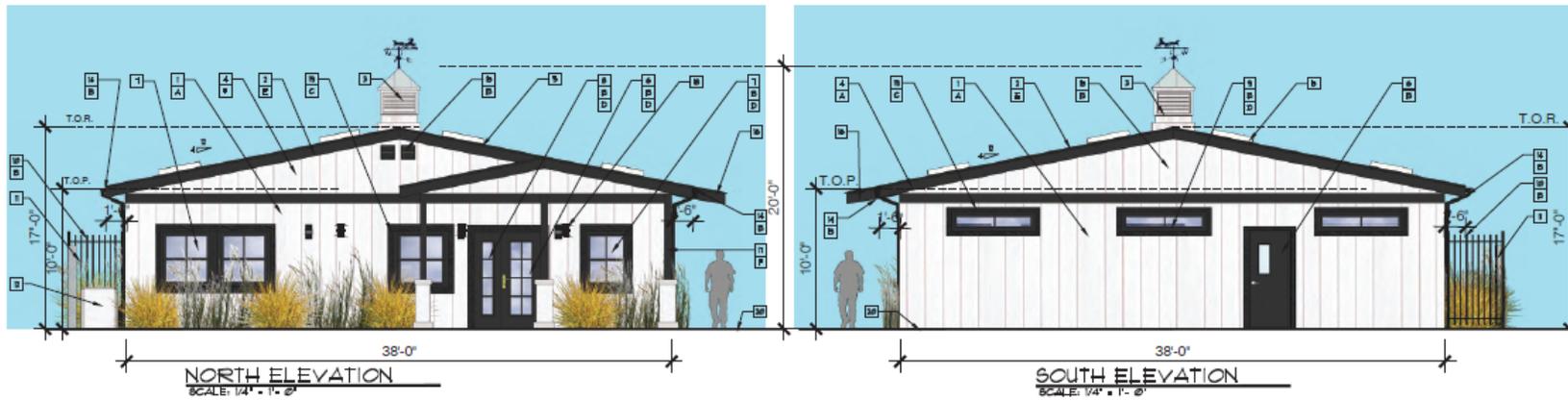


STABLE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



STABLE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

STABLE COLORED ELEVATIONS

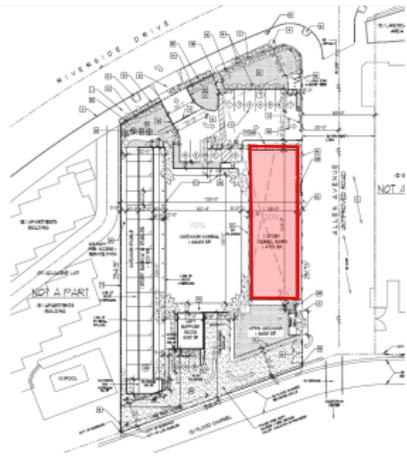
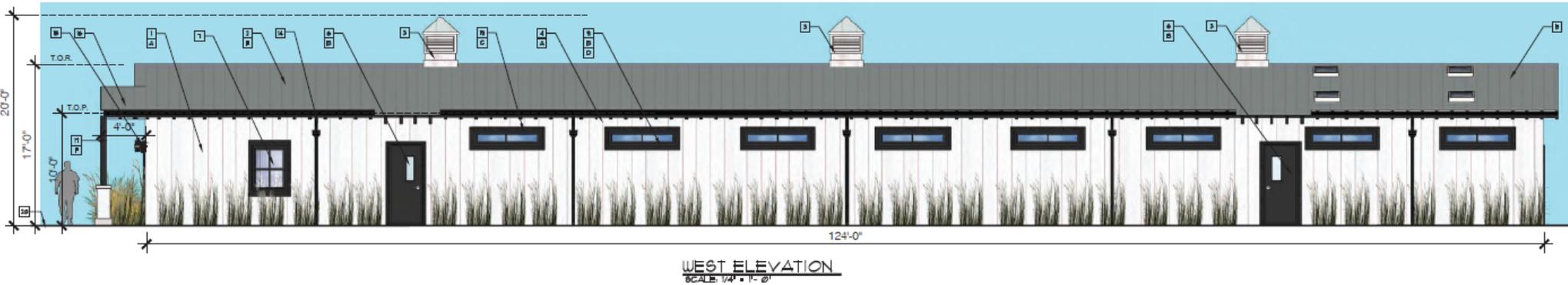


KEYNOTES

- | | |
|---|--|
| 1 HARDWOOD BOARD AND BATTEN FINISH OVER CEILING | 11 CONCRETE WALL BARRIER |
| 2 2" BEADING METAL ROOF | 12 A/C UNIT |
| 3 3" X 3" METAL GUTTER | 13 1/2" ROOF OVERHANG |
| 4 ROOF PANELS | 14 G.I. DOWNSPOUT (1.5" DIA) |
| 5 2" W/PAVED METAL ACRYLIC WHITE | 15 VENT |
| 6 EXTERIOR DOOR | 16 4" ROOF OVERHANG |
| 7 DOUBLE HANG WINDOW | 17 6"X6" POST BY 1/2" SQ. X 6" HIGH COL. METAL (PLAINTIFF'S FINISH) ON 2" HIGH BASE X 4" BEVEL CAP |
| 8 BEVEL METAL WINDOW | 18 WALL BRACKET LIGHT FIXTURE (TYP) |
| 9 FROD WINDOW | 19 HARDWOOD TRAY |
| 10 DISCREET METAL RINGS | 20 PA. GRASS |

COLOR LEGEND

- | |
|--|
| A OFF-WHITE PAINT FINISH |
| B BLACK COLOR FINISH |
| C BLACK FINE-FINISH METAL ROOF BY JAMES HARDIE |
| D CLEAR GLASS |
| E GRAY |
| F BLACK BEATED FINISH |

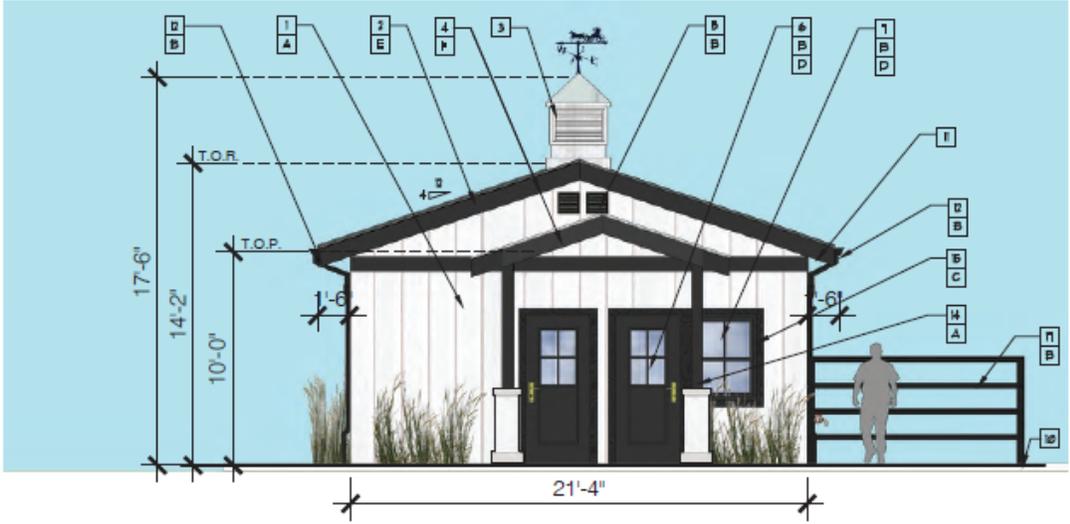


KENNEL ELEVATIONS



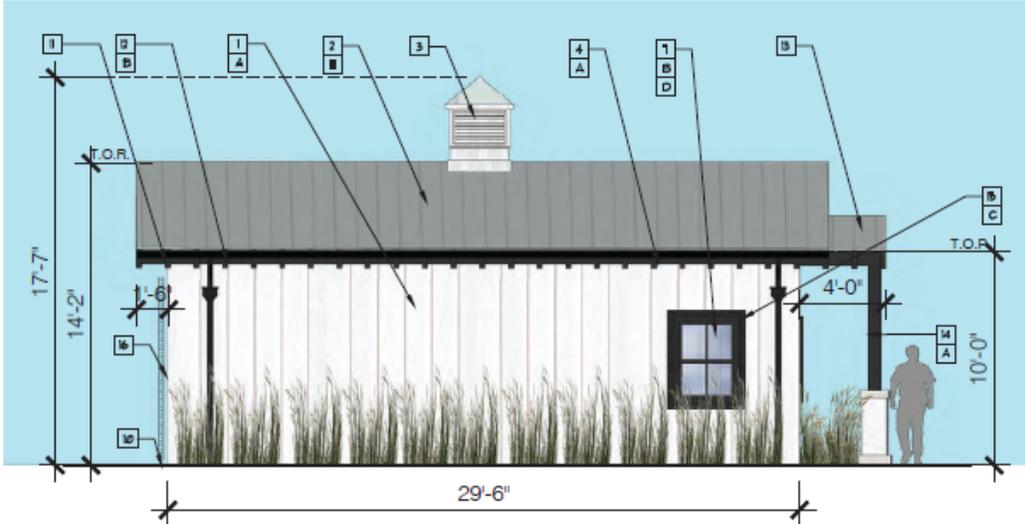
DESIGN | ARCHITECTURE | PLANNING





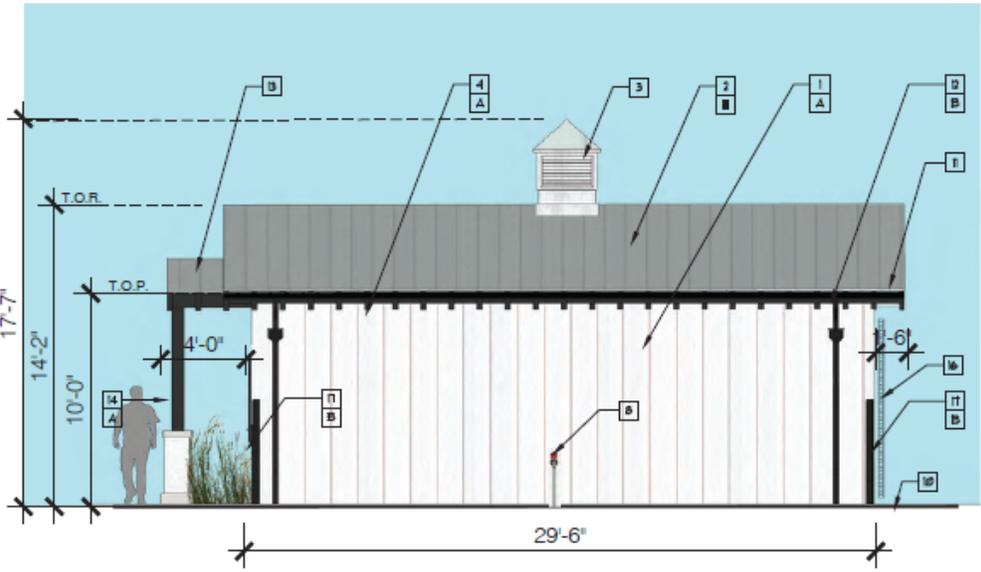
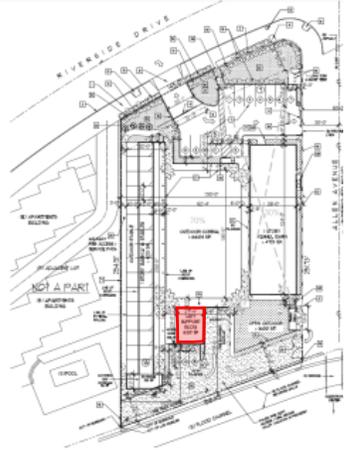
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



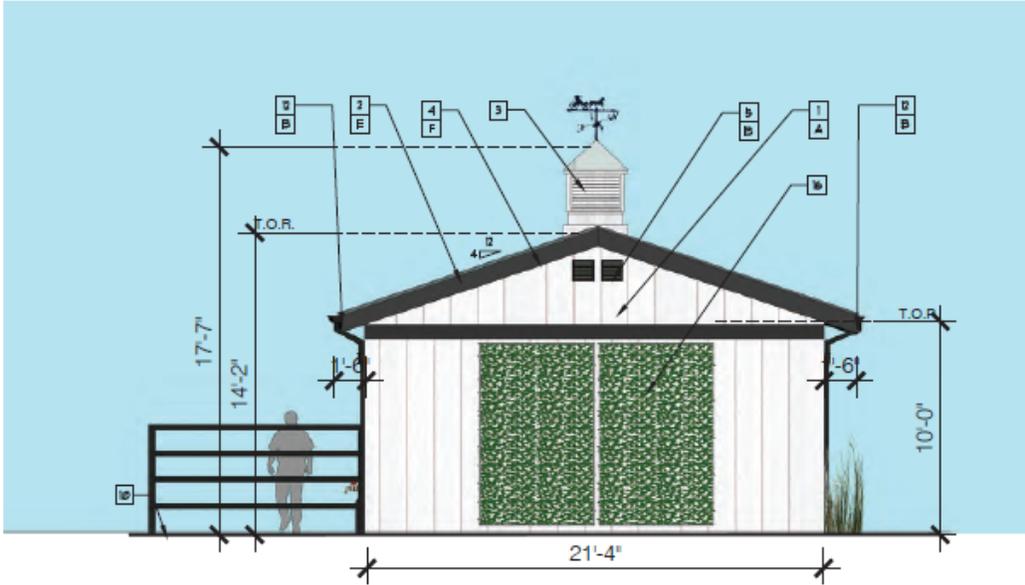
EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

DRB approved the project with the following conditions:

1. The applicant shall obtain approval of an Alley Vacation prior to the issuance of a building permit.
2. The window design shall be a simulated divided light window that features an exterior grid.
3. The window frame type and edge detail shall be identified on the window schedules with vertical and horizontal window section details provided for each window type that show the recess, sill, and frame, and external grids as applicable.
4. The parking areas and pedestrian walkways shall include decorative paving materials with consideration given to permeable paving options to help reduce stormwater runoff.
5. The applicant shall submit an exterior lighting proposal with fixtures that are consistent with the style of the development for review by staff prior to plan check submittal.
6. The applicant shall provide corner details that illustrate how the different cladding wraps the building corners.
7. The proposed vinyl cupolas shall be revised to a higher quality material such as wood or metal.



Basis for the Appeal - Summary

- Public health and safety
- Vacation of Allen Avenue
- Public Comments not considered by the DRB
- Conflicts with kennels and equestrian uses
- Use as a horse facility
- Historical Status



Recommendation

Staff recommends that the City Council **sustain** the Design Review Board's decision to approve the project with conditions.



Public Health & Safety

- General statement – no evidence or provision(s) of law cited by the appellant
- Expansion of existing stable use to include Kennel
- Permitted by right in the CE Zone
- Consistent with the General Plan



Vacation of Allen Avenue

Allen Avenue will remain public right-of-way and as-is

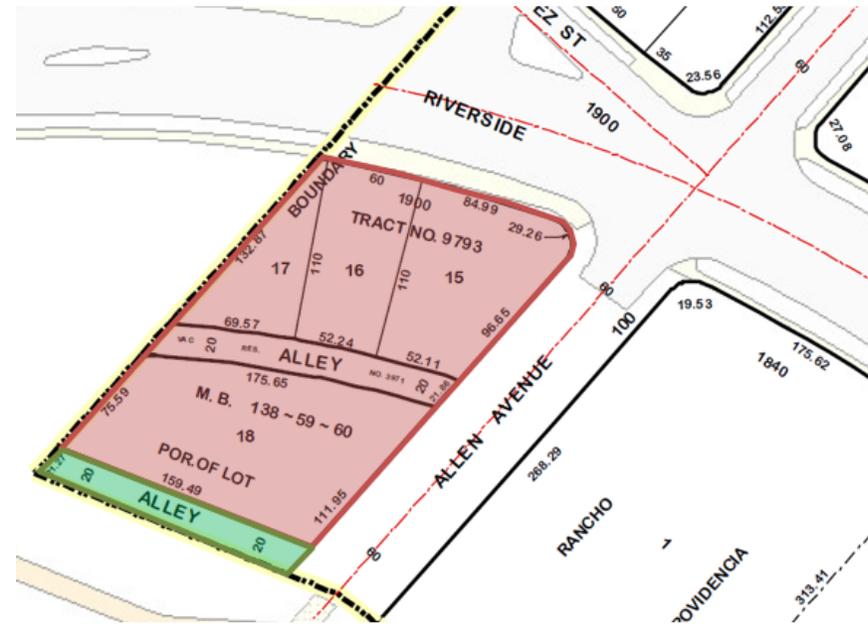


Image No. 1

The area highlighted in red is the subject property. Bisecting the site is an alley that has been vacated since the site was developed in 1939, exact year is unknown. The alley that is proposed to be vacated is highlighted in green.



Image No. 2

The area highlighted in red is the subject property. The alley that is proposed to be vacated is highlighted in green. Allen Avenue is proposed to be maintained as an unimproved road. The aerial illustrates the current condition of the alley area as part of the property.



Use as a Horse Facility

- Existing stable use to be retained
- Expansion of use to include kennel



Historical Status

- De Carli Report not considered with Snow and Sapphos reports
- James M. DeCarli – no evidence that this individual meets the Secretary of the Interior’s Qualification Standards
- Report reviewed by Historic Preservation Planner – found not to be credible.



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