CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

July 23, 2020 *Hearing Date*	**2941-2943 Honolulu Avenue** *Address*
Design Review Board (DRB) *Review Type*	5610-015-043 *APN*
PDR 2004976 *Case Number*	**Garo Nazarian c/o Domus Design** *Applicant*
Milca Toledo *Case Planner*	Melissa and Tigran Basmadjyan *Owner*

Project Summary
The proposed project involves the demolition of the existing, approximately 4,600 SF, two-story commercial building (built in 1983) and a surface parking lot in conjunction with the construction of a new three-story, 18-unit 18,493 SF multi-family residential development over a 23-space, semi-subterranean parking garage located on 13,299 SF lot (before dedication) located in the C1 (Neighborhood Commercial) zone.

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.

Existing Property/Background
The subject site is located at 2941-2943 Honolulu Avenue and totals approximately 13,299 square feet (100 feet wide by 133 feet deep). The site is currently developed with an approximate 4,600 square-foot commercial building (built in 1983) and a surface parking lot. Presently, the building is vacant. According to City records, the building was last occupied by a tavern use on the ground floor and offices on the second floor. The project site is surrounded by one and two-story commercial and multi-family residential

developments along Honolulu Avenue and single-family developments at the rear (north), across the 20-foot alley.

Staff Recommendation
Approve with Conditions

Last Date Reviewed / Decision
First time submittal for final review.

Zone: C1 - Neighborhood Commercial
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 January 9, 2020, the Planning Hearing Officer approved with conditions a Conditional Use Permit (Case No. PCUP 1913153) to allow multi-family dwellings on the ground floor of the proposed project located in the C1 zone. On February 14, 2020, the Director of Community Development approved with conditions a Density Bonus Housing (PDBP 1904390) and findings for three concessions because at least 15% of the base number of units are reserved for very low income households

Site Slope and Grading
The lot gradually slopes upward from Honolulu Avenue towards the rear of the site. Grading in conjunction with the underground parking garage is proposed.

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

The building provides appropriate setback and averages for the front and interior property lines for residential development in compliance with the R-1250 standards.

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

The project provides landscaped planters throughout the perimeter of the lot including at the rear adjacent to the public alley. Each unit also features a private balcony/patio, ranging in size from 40 to 53 SF. Common areas are proposed on the ground level at the sides and rear and at a roof deck. Staff recommends either enlarging the central courtyard to introduce better light and common areas at appropriate locations or eliminating the small open space in this area in favor of increased outdoor area.

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

There is one level of semi-subterranean parking for the residential units, accessed from a one-way driveway off Honolulu Avenue on the east side of the property adjacent to a commercial parking lot.

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

The residential project must provide a minimum 25% of the lot area, per R-1250 standards. The minimum requirement for this project is 3,200 SF, and the project is providing 3,487 SF. The rear landscaped rear yard is depressed area above the subterranean garage, which is not easily accessed by the residential units. The remaining landscaping is divided among the landscape planters spread throughout the project. Tall lush vegetation is proposed at the rear to screen the wall adjacent to the alley. All landscaping is drought tolerant and complementary to the design. However, street trees and parkways are not depicted on the plans. The City's Urban Forestry reviewed the project and will require improvements to the street planter space within the right-of-way and the installation of new street trees in this location to be determined by the City's Urban Forestry section.

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

A CMU wall ranging in height from 6 ft. to 6 ½ ft. high is proposed along the perimeter of the site. The wall along the northerly property line features a man gate, which will provide access to the property from the alley. Due to the grade difference between the subject site and the alley (adjacent grade), the wall will be approximately 10 to 13 feet high facing the common area and the rear units. The design and materials of the fence/wall are compatible with the building design. However, a condition is included to ensure that tall vertical landscaping is introduced at the rear adjacent to the rear boundary wall in order to screen and soften the tall wall adjacent to the alley.

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

The project is designed with gutters and downspouts. For better integration, a condition is included to paint the gutters and downspouts to match the adjacent wall color.

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

Lighting is not clearly depicted on the plans. Per GMC Section 30.30.040, all exterior lighting shall be directed onto the driveway and walkways within the development and away from adjacent properties and public rights-of-way. All light fixtures shall be indicated on the building elevations (or landscape plan for site lighting) for staff review and approval. Lighting cutsheets have not been provided, so a condition is recommended that specifications for the lighting fixtures be provided for staff review and approval prior to plan check submittal. The exterior lighting should be modern fixtures consistent with the contemporary aesthetic of the building.

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 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 in accordance with the R-1250 residential standards.
- The project is consistent with the recommendations outlined in the North Glendale Community Plan for projects located in the Verdugo City Village Center. This area

has a variety of building types with varied relationships to the street. The proposed residential development strengthens the street edge and provides a landscaped area at the front of the lot facing Honolulu Avenue

- The proposed open and landscaped front setback facing Honolulu Avenue is consistent with the North Glendale Community Plans because it provides landscaped open space at the front to break up the building massing as viewed from the street
- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. It is appropriately integrated into the design and consists of level and low raised planters especially at the front facing Honolulu Avenue, consistent with the North Glendale Community Plans where it recommends maximizing the amount of landscaping on site, especially close to the street and providing landscape design complementary to the overall site design in all open spaces on site
- The project complies with the required open space standards for common open space, exceeds the required 40 SF minimum for private open space per unit, and meets the required 25% landscape requirement per the R-1250 standards. The project's common open space is appropriately spread out throughout the property including in the rear area which helps push the building mass away from the single-family residential uses across the alley. Additional open space areas are proposed along the sides and the building's roof deck. Amenities (benches, barbeque and shade structures) and landscaped areas are designed appropriately within the outdoor common space. Staff recommends to either enlarge the central courtyard to introduce better light and common areas at appropriate locations or eliminate the small open space in this area in favor of increased outdoor area
- Vehicular access to the semi-subterranean parking garage is provided off Honolulu Avenue, away from residential development across the alley to the north
- All equipment and trash areas are appropriately screened from view
- Concessions (Incentives Pursuant to GMC Section 30.36.070 A) from the R-1250 standards were approved by the Director of CDD to increase the maximum floor area ratio (FAR to 1.4, increase the maximum height and stories to 42'-3" and three stories and reduce required parking – seven space shortfall. The project will require 30 spaces total by utilizing the Density Bonus Law automatic parking concession under Government Code 5691(p). The project will provide 23 parking spaces total. The project will result in a parking shortfall of seven (7) spaces
- Conditions have been recommended to either enlarge the central courtyard to introduce better light and common areas at appropriate locations or eliminate the small open space in this area in favor of increased outdoor area, submit lighting cutsheets and exterior lighting plans on the building (or landscape plan for site lighting) for review and staff approval, paint the gutters/downspouts to match the adjacent wall color, introduce tall vertical landscaping in the planters adjacent to the rear boundary wall in order to screen and soften the tall wall adjacent to the alley and clearly depict planters in the City's parkway in the public-right-of-way and introduce new street trees in this area to the satisfaction of the City's Urban Forestry section

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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

The area surrounding the project site contains a mix of uses/buildings, including commercial uses across the street to the south, one-story commercial buildings directly adjacent to the project site on the east and west and one- and two-story multi-family residential further to the east and west along Honolulu Avenue and one-story single-family residential uses with detached private garages across the alley to the north. The proposed project is located along a portion of Honolulu Avenue with an approximate 95 to 100-foot wide right-of-way (sidewalk, on-street parking, four lanes (two in each direction) and a center median). The project's mass and scale is appropriate and integrates with the surrounding commercial and multi-family residential buildings.

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

The project site slopes up from Honolulu Avenue with an approximate 10-foot grade difference between the front and rear property lines. The building is designed to reflect the change in topography.

Consistent Architectural Concept
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Concept governs massing and height

The architectural concept is consistent along all elevations, which is paramount given that the building will be visible from all four sides. The contemporary design includes vertical and horizontal architectural elements and a thoughtful fenestration pattern.

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

Though somewhat larger than many of the surrounding older, lower-scale commercial and residential buildings along Honolulu Avenue, the building's mass and scale is

designed to fit within the neighboring context. Furthermore, its location on a wide roadway and separated from single-family residential uses by the existing 20-foot alley at the rear provides visual space around the building. This setting and the additional residential setbacks provided on the second and third floors attempts to reduce the overall mass and bulk of the building.

Roof Forms

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

☐Roof reinforces design concept

☐Configuration appropriate to context

The roof design features a flat parapet roof with a roof deck at the southwest corner.

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 project is consistent with the North Glendale Community Plan because it fits well with the surrounding building fabric. The Plan suggests that new development (even if larger than existing context) should relate to existing adjacent buildings through use of proportion, transition, or other design features
- The massing is broken up by recessed building forms, breaks in roof and walls, fenestration and cladding material. Applying these features appropriately avoids long, blank horizontal facades as it creates an interesting design element and minimizes a boxy outline as recommended by the Guidelines
- The applicant's palette of materials (e.g., siding, stucco, and iron treatment) and variety of colors help to reinforce the reading of different volumes, and articulates the building. The building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially at the front facing Honolulu Avenue as recommended in the North Glendale Community Plan.
- The new structure will provide appropriate setbacks given their location on the site and its relationship to surrounding buildings
- The roof design, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context
- The front façade of the building is composed of staggered and setback building forms, recesses on the ground and upper floor building planes. The repeated configuration of these volumes creates interest and articulates the building facade, thereby reinforcing the building's design and minimizes negative impact of mass and scale at the front façade. This design approach complements the style of the building and the smaller scale, buildings on the immediate street block, especially the adjacent one-story commercial building to the east and west
- The project's staggered volumes are the predominant aspect of the design. Overall, the building's massing is well-articulated by using various techniques, such as rhythm and variety of forms, recesses, and use of colors and cladding material to accentuate building elements as suggested by the Comprehensive Design Guidelines

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

The development features a modern style that employs a variety of geometric patterns of layered materials and frames for architectural effect. A gold architectural band above the main building entry and at other strategic locations frame the building. The project is stylistically consistent on all four elevations, recognizing that all elevations will be visible from the public way. The building features a variety of colors and combination of materials (stucco and siding). However, a condition is included to introduce additional cladding at appropriate locations throughout the building (sides and rear) to provide better distribution of the materials to enhance and articulate the building facades.

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

The front entry design lacks interest and appropriate focal point. The front entry appears to resemble a commercial storefront design rather than a residential entry. Also, the proposed lift at the front of the building does not complement the front façade facing Honolulu Ave. A condition is included to redesign and enhance the front entry to the building by designing an interesting, focal point entrance and to remove the lift at the front. Staff recommends creating a pedestrian ramp or lowering the lobby floor elevation and relocating the lift to the interior of the building.

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

All residential windows are proposed to be dark bark fiberglass windows. The proposed windows and patio glass doors are appropriate to the contemporary style of the building. A condition is included to submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall and submit a complete window schedule consistent with the City's window handout.

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

The proposed materials include a variety of finishes: Smooth stucco finish with a thin reveal/reglet throughout, fiber cement siding, metal railing and gates, dark brown metal roof and dark brown (bark) fiberglass doors and windows. Such materials reinforce the overall contemporary building design. The project's color palette focuses on shades of light gray/silver, gold and dark brown. A condition is included to submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.

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

Decorative paving for driveways and entries are required in the C1 zone.

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 project features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, recesses, clean lines, modern finishes and

transparent elements, which is complementary to the style of the building and other buildings in the neighborhood

- Combination of colors (light gray/silver, gold accent and dark brown) and materials including light gray and yellow (gold) stucco walls and brown color horizontal siding are complementary to the building's contemporary style. The color and material combination provides an appropriate contrast in color and texture, providing a sense of warmth that enhances the project's geometries, which is consistent with the proposed building style. A condition is included to introduce additional cladding at appropriate locations throughout the building (sides and rear) to provide better distribution of the materials to enhance and articulate the building facades. Another condition is condition is included to submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.
- Overall, the proposed color palette integrates well with other buildings in the neighborhood, which are painted with neutral colors
- Fiberglass windows are proposed throughout. The windows are appropriate to the building's style and the neighborhood in terms of their material, operation and overall appearance. A condition is included to submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall and submit a complete window schedule consistent with the City's window handout
- Ground floor units and private patios are appropriately separated from the common areas through the use of planters and landscaping. Also, landscaping along the perimeter of the site provides an appropriate buffer and privacy from adjacent properties and the alley to the north
- The front entry design lacks interest and appropriate focal point. A condition is included to redesign and enhance the front entry to the building by designing an interesting focal point entrance and to remove the lift at the front. Staff recommends creating a pedestrian ramp or lowering the lobby floor elevation and relocating the lift to the interior of the building
- Overall, the building proposes many of the character-defining features associated with modern-style architecture including a combination of materials (stucco and horizontal siding), fiberglass windows, metal railings, rectangular shapes, recesses, etc., all complementary to the chosen style and the neighborhood

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Recommendation / Draft Record of Decision

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

Conditions

1. Enlarge the central courtyard and introduce better light and common areas at appropriate locations or eliminate the small open space in this area in favor of increased outdoor area.
2. Cleary depict street trees and parkways on the plans and introduce street planters and new trees in the right-of-way to the satisfaction of the City's Urban Forestry section.
3. That tall vertical landscaping be introduced at the rear adjacent to the rear boundary wall in order to screen and soften the tall wall adjacent to the alley.

4. That specifications (cutsheets) for the exterior lighting fixtures on the building (or landscape plan for site lighting) and locations shall be submitted to staff review and approval prior to plan check submittal. The exterior lighting should be modern fixtures consistent with the contemporary aesthetic of the building.
5. Introduce additional cladding at appropriate locations throughout the building (sides and rear) to provide better distribution of the materials to enhance and articulate the building facades.
6. Submit details of all junctions where different materials intersect, including corner details where materials turn the corners for staffs review and approval prior to plan check submittal.
7. Redesign and enhance the front entry to the building by designing an interesting focal point entrance and remove the lift at the front. Staff recommends creating a pedestrian ramp or lowering the lobby floor elevation and relocating the lift to the interior of the building.
8. Paint the gutters to match the adjacent wall color.
9. Submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall.
10. Submit a complete window schedule consistent with the City's window handout.
11. That decorative paving be installed for the driveways and entries per the Zoning Code.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Environmental Documents

CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date July 23, 2020

DRB Case No. PDRNRAF2004976

Address 2941-2943 Honolulu Ave.

Applicant Garo Nazarian c/o Domus Design

Project Summary:

The proposed project involves the demolition of the existing, approximately 4,600 SF, two-story commercial building (built in 1983) and a surface parking lot in conjunction with the construction of a new three-story, 18-unit 18,493 SF multi-family residential development over a 23-space, semi-subterranean parking garage located on 13,299 SF lot (before dedication) located in the C1 (Neighborhood Commercial) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Simonian			X			
Smith		X		X		
Welch	X		X			
Totals			**2**	**1**		
DRB Decision	Approve with Conditions					

Conditions:

1. Push the building down to a lower elevation to allow for street-level access without requiring a lift or extensive ramp. If the City Attorney determines that implementing this condition conflicts with the SB-1818 Density Bonus previously approved by the City, an ADA-accessible ramp, rather than a lift, may be utilized.
2. Redesign the front entry to make it more prominent and establish the focal point of the front façade.
3. Redesign the upper level at the four building corners to reduce the overall sense of mass and provide greater articulation at the roofline. This may be accomplished by lowering parapet

heights above the balconies, introducing hipped roof forms, pushing back walls at the balconies, and/or other revisions that will accomplish the goal of this condition.

4. Increase the amount of cladding employed at all facades to reduce the overall amount of stucco. Consider emphasizing the building corners with additional cladding in conjunction with Condition 3.
5. Use smooth-faced, horizontal cementitious siding rather than the proposed synthetic wood-grained siding to be more compatible with materials traditionally employed in this area.
6. Revise the color palette to incorporate earth-toned colors rather than the more vibrant colors proposed.
7. Move the trellis at the roof deck further back from the front façade to limit its visibility from the street.
8. Cleary depict street trees and parkways on the plans and introduce street planters and new trees in the right-of-way to the satisfaction of the City's Urban Forestry section.
9. Introduce tall vertical landscaping adjacent to the rear boundary wall in order to screen and soften the wall adjacent to the alley.
10. Provide specifications (cutsheets) for the exterior lighting fixtures on the building (or landscape plan for site lighting) and locations for staff review and approval prior to plan check submittal. Specify fixtures consistent with the contemporary aesthetic of the building.
11. Submit details of all junctions where different materials intersect, including corner details where materials turn the corners for staffs review and approval prior to plan check submittal.
12. Ensure that all gutters and downspouts are finished to match the adjacent wall color.
13. Submit window sections depicting a typical opening in 1) a stucco-clad wall and 2) a siding-clad wall.
14. Submit a complete window schedule consistent with the City's window handout.
15. Revise the drawings to indicate decorative paving for the driveways and entries per the Zoning Code.

Consideration:

1. Incorporate river rock cladding at planter walls in the front landscaped area to help improve compatibility with the surrounding context.

Analysis:

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 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 in accordance with the R-1250 residential standards
- The project is consistent with the recommendations outlined in the North Glendale Community Plan for projects located in the Verdugo City Village Center. This area has a variety of building types with varied relationships to the street. The proposed residential development strengthens the street edge and provides a landscaped area at the front of the lot facing Honolulu Avenue
- The proposed open and landscaped front setback facing Honolulu Avenue is consistent with the North Glendale Community Plans because it provides landscaped open space at the front to break up the building massing as viewed from the street

- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. It is appropriately integrated into the design and consists of level and low raised planters especially at the front facing Honolulu Avenue, consistent with the North Glendale Community Plans where it recommends maximizing the amount of landscaping on site, especially close to the street and providing landscape design complementary to the overall site design in all open spaces on site
- The project complies with the required open space standards for common open space, exceeds the required 40 SF minimum for private open space per unit, and meets the required 25% landscape requirement per the R-1250 standards. The project's common open space is appropriately spread out throughout the property including in the rear area which helps push the building mass away from the single-family residential uses across the alley. Additional open space areas are proposed along the sides and the building's roof deck. Amenities (benches, barbeque and shade structures) and landscaped areas are designed appropriately within the outdoor common space
- Vehicular access to the semi-subterranean parking garage is provided off Honolulu Avenue, away from residential development across the alley to the north
- All equipment and trash areas are appropriately screened from view
- Concessions (Incentives Pursuant to GMC Section 30.36.070 A) from the R-1250 standards were approved by the Director of CDD to increase the maximum floor area ratio (FAR to 1.4, increase the maximum height and stories to 42'-3" and three stories and reduce required parking – seven space shortfall. The project will require 30 spaces total by utilizing the Density Bonus Law automatic parking concession under Government Code 5691(p). The project will provide 23 parking spaces total. The project will result in a parking shortfall of seven (7) spaces
- Conditions are included to submit lighting cutsheets and exterior lighting plans on the building (or landscape plan for site lighting) for review and staff approval, paint the gutters/downspouts to match the adjacent wall color, introduce tall vertical landscaping in the planters adjacent to the rear boundary wall in order to screen and soften the tall wall adjacent to the alley and clearly depict planters in the City's parkway in the public-right-of-way and introduce new street trees in this area to the satisfaction of the City's Urban Forestry section

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 project is consistent with the North Glendale Community Plan because it fits well with the surrounding building fabric. The Plan suggests that new development (even if larger than existing context) should relate to existing adjacent buildings through use of proportion, transition, or other design features
- The new structure will provide appropriate setbacks given their location on the site and its relationship to surrounding buildings
- The massing is broken up by recessed building forms, breaks in roof and walls, fenestration and cladding material. Applying these features appropriately avoids long, blank horizontal facades as it creates an interesting design element and minimizes a boxy outline as recommended by the Guidelines
- The combination of materials (e.g., siding, stucco, and iron treatment) and colors help to reinforce the reading of different volumes, and articulates the building. With the conditions imposed by the Board, which include: move the trellis further back, apply smooth-faced, horizontal cementitious siding and using earth-toned colors, redesigning the upper level at the four building corners and provide greater articulation at the roofline by lowering parapet heights above the balconies,

introducing hipped roof forms, pushing back walls at the balconies, and/or other revisions, increase the amount of cladding employed at all facades to reduce the overall amount of stucco, and consider emphasizing the building corners with additional cladding in conjunction the building's massing and articulation, will help provide appropriate massing relief especially at the front facing Honolulu Avenue as recommended in the North Glendale Community Plan.

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 project features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, recesses, clean lines, modern finishes and transparent elements, which is complementary to the style of the building and other buildings in the neighborhood. Conditions are imposed by the Board, which are: to move the trellis at the roof deck further back from the front façade to limit its visibility from the street, increase the amount of cladding employed at all facades to reduce the overall amount of stucco and consider emphasizing the building corners with additional cladding
- With the Board's imposed conditions, which are: revising the color palate to incorporate earth-toned colors and using smooth-faced, horizontal cementitious siding to be more compatible with materials traditionally employed in the neighborhood, the combination of materials and color would complement the building's contemporary style. An additional condition is included to submit details of all junctions where different materials intersect, including corner details where materials turn the corners
- Fiberglass windows are proposed throughout. The windows are appropriate to the building's style and the neighborhood in terms of their material, operation and overall appearance. A condition is included to submit window sections depicting a typical opening in a stucco-clad wall and siding-clad wall and submit a complete window schedule consistent with the City's window handout
- Ground floor units and private patios are appropriately separated from the common areas through the use of planters and landscaping. Also, landscaping along the perimeter of the site provides an appropriate buffer and privacy from adjacent properties and the alley to the north
- With the conditions imposed by the Board, which are: 1) to push the building down to a lower elevation to allow for street-level access without requiring a lift or extensive ramp. If the City Attorney determines that implementing this condition conflicts with the SB-1818 Density Bonus previously approved by the City, an ADA-accessible ramp, rather than a lift, may be utilize, and 2) redesign the front entry to make it more prominent and establish the focal point of the front façade, the front entry design will appropriately complement the building, with a focal point entry facing Honolulu Avenue
- Overall, the building proposes many of the character-defining features associated with modern-style architecture including a combination of materials (stucco and horizontal siding), fiberglass windows, metal railings, rectangular shapes, recesses, etc., all complementary to the chosen style and the neighborhood

DRB Staff Member Milca Toledo, Senior Planner

Notes:
Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.