



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

<b>April 14, 2022</b> <i>Hearing Date</i>	<b>520 AND 534 NORTH GLENDALE AVENUE</b> <i>Address</i>
<b>Design Review Board (DRB)</b> <i>Review Type</i>	<b>5645-001-038 AND 5645-001-042</b> <i>APN</i>
<b>PDR2112521</b> <i>Case Number</i>	<b>Philip Kroskin &amp; Rodney Khan</b> <i>Applicant</i>
<b>Aileen Babakhani, Planner</b> <i>Case Planner</i>	<b>Glendale 3D LLC &amp; MCMB Glendale LLC</b> <i>Owner</i>

#### Project Summary

The applicant is proposing to construct a new 3-story, 90-unit (114 beds), 85,505 square-foot medical residential congregate facility with a one-level subterranean parking garage (51 parking spaces) on a 1.28 acre (55,844 SF) lot located in the C2-I zone (Community Commercial-Height District I). The existing one-story commercial building (retail store) and parking lot built in 1972 are proposed to be demolished.

#### Environmental Review

The project is exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because after review and consideration of all required technical reports and/or studies, staff determined the project meets all the conditions for an infill development project (Attachment 5).

#### Existing Property/Background

The project site is located on the northeast corner of Glendale Avenue and Doran Street. The site consists of nine (9) adjoining lots with flat topography. The site currently features a 17,794 square-foot one-story retail store and a parking lot, originally constructed in 1972, which are proposed to be demolished.

The existing building on the site, which is proposed to be demolished, does not appear to meet any criteria for designation at the local, state, or national level and is therefore not considered a historic resource under CEQA.

#### Staff Recommendation

Approve with Conditions

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#### Last Date Reviewed / Decision

First time submittal for final review.

**Zone:** C2 - Community Commercial

**Height District:** I

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**

Pending Parcel Map Application Case No. PPM2112522 to merge the existing nine parcels into one parcel with a Tentative Parcel Map GLN No. 1643 for the purpose of developing the proposed three-story medical residential congregate living facility.

### **Site Slope and Grading**

Total of 1500 cubic yards or greater of earth movement:

The project involves of approximately 15,500 cubic yards of cut and 200 cubic yards of fill for the project's subterranean garage.

## **DESIGN ANALYSIS**

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### **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:*

- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

#### **Usable Open Space**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If "no" select from below and explain:*

- ☐ Incorporates outdoor pedestrian space
- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

#### **Access and Parking**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If "no" select from below and explain:*

- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points
- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking

- ☐ Techniques employed to reduce stormwater runoff
- ☐ Decorative or colored paving to delineate pedestrian areas

### **Landscape Design**

☒ **yes**    ☐ **n/a**    ☐ **no**

*If “no” select from below and explain:*

- ☐ Complementary to building design
- ☐ Appropriately sized and located

### **Walls, Fences, and Retaining Walls**

☒ **yes**    ☐ **n/a**    ☐ **no**

*If “no” select from below and explain:*

- ☐ Minimize use whenever possible
- ☐ Use decorative material to complement building and/or landscape design
- ☐ Provide landscaping to minimize visual impact

### **Screening**

☒ **yes**    ☐ **n/a**    ☐ **no**

*If “no” select from below and explain:*

- ☐ Mechanical equipment appropriately screened
- ☐ Trash bins appropriately located and screened

### **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 site planning is appropriate to the site and its neighboring properties, because it conforms to the prevailing setbacks along Glendale Avenue and Doran Street and maintains appropriate sidewalk width.
- The project provides appropriate and code-compliant interior setbacks from the east interior property line, adjacent to existing multi-family development.
- The building is broken up into three wings in something of a pinwheel pattern, allowing for generous open spaces at the entry at the south and the gardens and patios for residents at the north.
- A new usable outdoor open space for residents of the congregate care facility will be located to the north of the project site and is well integrated into the design and overall context.
- The west setback along Glendale Avenue is wide enough to allow for the planting of trees, as well as shorter landscape materials, to soften the building’s interface at the street and enhance the pedestrian experience.
- The vehicular access to the proposed subterranean parking garage will be from Doran Street (south) and will include a circular driveway, which is appropriate for the use of

the site as a congregate care facility with pedestrian areas clearly delineated. Public Works Engineering and Traffic have reviewed the proposed circulation and supported the location of the vehicular access on Doran Avenue

- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping. The species and quantity of the new street trees along Glendale Avenue and Doran Street meet the City's Urban Forestry requirements.
- New 5-foot high vinyl privacy fence is proposed along the north and east property lines that complements the building and landscape design. Landscaping is proposed along the fence to soften the appearance of the fence.
- The proposed rooftop equipment is appropriately integrated into the design and adequately screened from public view.
- The trash bins and recycling containers are located in the new semi-subterranean parking garage and are not visible from the street.

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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:*

- ☐ Appropriate proportions and transitions
- ☐ Articulation, solid/void balance, and open space relate to predominant pattern

#### 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 to minimize height

#### 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:*

- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships

☐ Entry and major features well located

**Massing**

☒ yes   ☐ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Larger masses broken into separate volumes
- ☐ Long, unbroken street walls avoided
- ☐ Visual impact of larger building minimized

**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 mass and scale of the proposed three-story commercial building are appropriate and relate to its surrounding context. The building design represents appropriate proportions with multiple forms and finishes.
- The pinwheel shape of the building plan helps break up the massing at the south façade, where the two wings extending toward Doran Street embrace a large, landscaped motor court and entry area, is appropriate to the multi-family residential context of much of this block.
- The project has an overall height of 34'-11", which is lower than the maximum height limit of 35 feet in C2 zone, and the building will be well-articulated with appropriate setbacks and recessed building forms.
- The building design is consistent in architectural concept, with the use of various cladding materials and changes in architectural details helping break-up and reduce the mass and scale of the three-story volume.
- The facades are broken up both vertically and horizontally through the use of two types of stone cladding to establish a base and by articulated vertical volumes that feature the rhythmic use of projecting roofs supported by large diagonal braces. These design features help enliven the long façade along Glendale Avenue, as well as the shorter facades at other locations, and create a dynamic overall composition.
- The building's primary entrance is well located and will be accessed from Doran Street (south) by an appropriate combination of a circular driveway, allowing for off-street passenger drop-offs and deliveries, as well as pedestrian walkways.

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**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:*

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood

- ☐ Appropriate solid/void relationships

**Entryway**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Well integrated into design
- ☐ Location promotes pedestrian activity
- ☐ Design provides appropriate focal point

**Storefronts and Windows**

☐ **yes**   ☐ **n/a**   ☒ **no**

*If “no” select from below and explain:*

- ☐ Maximize transparency at ground floor
- ☐ 12-15’ floor-to-floor height at ground-floor is encouraged
- ☒ Coordinate design with overall style of building
- ☐ Use durable materials for windows, such as aluminum or steel
- ☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

A condition of approval is recommended to provide details of parking garage door appropriate to the design and one which does not have reflective glass surfaces/panels.

**Awnings and Canopies**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Integrate awnings and canopies into overall building design
- ☐ Avoid long treatments spanning multiple openings
- ☐ Back-lit awnings are not allowed

**Lighting**

☐ **yes**   ☐ **n/a**   ☒ **no**

*If “no” select from below and explain:*

- ☒ Light fixtures are appropriate to the building design
- ☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

The proposed plans currently do not show the locations of light fixtures. A condition of approval is recommended to show appropriate locations and design of exterior light fixtures that will not create an over-lit condition or spillover onto adjacent properties.

**Finish Materials and Color**

☒ yes   ☐ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Textures and colors reinforce design
- ☐ High-quality, durable materials used, especially facing the street
- ☐ Materials appropriately enhance articulation and façade hierarchies
- ☐ Wrap corners and terminate cladding 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

Decorative driveway finish (pavers) has been proposed; however, drawings do not depict the details and color of the pavers (cut sheet). A condition of approval is recommended to update drawings to include the details and color of the proposed pavers appropriate to the design concept and color palette.

**Roof Forms**

☒ yes   ☐ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Configure roofline to provide visual interest and deemphasize mass
- ☐ Roof forms are consistent with overall design
- ☐ Continue roofs and parapets around building or terminate in logical manner

**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 proposed architectural style, details, and combination of materials including stone veneers, horizontal siding (fiber cement), decorative wood timbers, awnings and canopies, roof fascia, and fiberglass windows reinforce the proposed contemporary architectural style and are consistent with the surrounding neighborhood’s varied architectural character. A condition of approval is recommended to provide details of the parking garage door/gate that is appropriate to the building design and which does not have reflective glass surfaces/panels.
- The variety of cladding materials and their consistent use to highlight the building’s articulated facades allows for a coherent design vocabulary that is balanced in its use of colors and materials.

- The location of the primary entryway, which is highlighted by an entry canopy, is well integrated and promotes pedestrian activity.
- The windows are compatible with the proposed architectural style and overall design. The windows will be fiberglass (terratone color), recessed within the walls with fiber-cement sills and exterior trim with a combination of casement and fixed operation.
- The grid pattern of the windows creates a lively pattern that helps break up the stacked window bays that often result at buildings with this type of use.
- The proposed plans currently do not show the locations of light fixtures. A condition of approval is recommended to show appropriate locations and design of exterior light fixtures.
- Decorative driveway finish (pavers) has been proposed; however, the drawings do not depict the details and color of the pavers. A condition of approval is recommended to update drawings to include the details and color of the proposed pavers appropriate to the design concept and color palette.
- The proposed flat roof which features deep overhangs in some area of the roof, is appropriate to the context and reinforces the proposed architectural design concept.

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### **Recommendation / Draft Record of Decision**

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

#### **Conditions**

1. Provide details of parking garage door/gate that is appropriate to the building design and does not have reflective glass surfaces/panels.
2. Update plans to provide cut sheets and show appropriate locations and design of exterior light fixtures. Ensure that the building and site are not over-lit and that fixtures facing the adjacent property prevent light spillover.
3. Update drawings to include the details and color of the proposed pavers appropriate to the design concept and color palette.
4. The pending Parcel Map Application case no. PPM2112522 to merge the existing nine parcels into one parcel with a Tentative Parcel Map GLN No. 1643 to be approved and recorded prior to building permit(s) issuance.

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### **Attachments**

1. Reduced Plans
2. Photographic Survey
3. Location Map
4. Applicant statement
5. Class 32 Infill CEQA Exemption