

October 17, 2016

Applicant:
Craig Tolliver
2123 N. Parish Place
Burbank, CA 91504

**RE: 1524 Irving Avenue
Administrative Design Review No. PDR 1614949**

The Director of Community Development will render a final decision on or after **October 28, 2016**, for the following project:

PROJECT DESCRIPTION:

The applicant is proposing to construct a new 878 square-foot second story addition to an existing 2,023 square-foot, one-story single-family residence on a 9,840 square-foot lot in the R1 District I zone. The project also includes demolishing the existing two-car garage and constructing a new detached two-car garage in the northeast portion of the site and a new pool.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

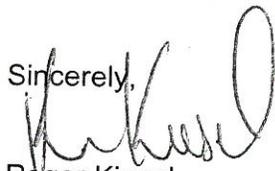
For more information or to submit comments, please contact the case planner, Roger Kiesel, at 818-937-8152 or rkiesel@glendaleca.gov.

Comments must be received prior to **October 28, 2016**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available at the Permit Services Center, 633 E. Broadway, Room 101, Glendale, CA 91206 or online at <http://www.glendaleca.gov/appeals>.

Sincerely,



Roger Kiesel
Senior Planner

**City of Glendale
Community Development Department
Design Review Staff Report – Single Family**

Meeting/Decision Date: October 28, 2016	Address: 1524 Irving Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5622-012-009
Case Number: PDR1614949	Applicant: Craig Tolliver
Prepared By: Roger Kiesel	Owner: Adam Coppersmith/ Elizabeth Green

Project Summary

The applicant is proposing to construct a new 878 square-foot second story addition to an existing 2,023 square-foot, one-story single-family residence on a 9,840 square-foot lot in the R1 District I zone. The project also includes demolishing the existing two-car garage and constructing a new detached two-car garage in the northeast portion of the site and a new pool.

Existing Property/Background

The existing property includes a one-story single-family residence with a detached two-car garage.

Staff Recommendation

- Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

- First time submittal for final review.
 Other:

Zone: R1 FAR 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

- None
 Other:

CEQA Status:

- The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines.
 The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines.
 Other:

Site Slope and Grading

- None proposed
 Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
 1500 cubic yards or greater of earth movement:
 50% or greater current average slope:

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	9,880 sq.ft.	9,865 sq.ft. - 9,897 sq.ft.	9866 sq.ft.
Setback	33 ft.	25 ft. - 45ft.	37 ft.
House size	2,296 sq.ft.	1,672 sq.ft. - 3,377 sq.ft.	2,901 sq.ft.
Floor Area Ratio	.23	0.17 - 0.34	.29
Number of stories	N/A	13 - 1 story 9 - 2 story	2

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
- Building and decks follow topography
- Equipment location and screening

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

- Predominant pattern on block
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

yes n/a no

If "no" select from below and explain:

- Complementary to building design
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

Walls and Fences

yes n/a no

If "no" select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

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 of the site, particularly as visible from Irving Avenue, does not significantly change as a result of the project.
- The location of the proposed garage is detached and at the rear of the property, which is consistent with the majority of the homes in the neighborhood.

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
- Relates to predominant pattern
- Impact of larger building minimized

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

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:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

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 proposed second story addition will maintain the same height as the existing house. A portion of the addition will be constructed within the existing high-pitched roofline.
- The addition is behind the existing house.
- The addition, configured to resemble roof dormers, is set back from the adjoining neighbors, and does not significantly increase the massing.

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

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

Windows

yes n/a no

If "no" select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate
- Articulation appropriate to style

The windows appear to be recessed within the façade of the building; however, the applicant shall provide a cut sheet detailing the method of installation for staff review and approval.

Privacy

yes n/a no

If "no" select from below and explain:

- Consideration of views from "public" rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes n/a no

If "no" select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors used in hillside areas

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

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
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades
- Downspouts appropriately located

The applicant shall delineate the location of trash storage on revised plans, when submitted for plan check.

Ancillary Structures

yes n/a no

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates 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 residence is an English Tudor Revival. No changes are proposed to the front of the residence and the materials used in the addition match those of the existing residence.
- As conditioned, the applicant shall submit a cut sheet detailing the method of installation of the windows.
- As conditioned, the applicant shall delineate the location of the trash storage to ensure it is not visible from the public right-of-way.
- Privacy of surrounding neighbors is maintained given the uses of the rooms in the proposed addition and the location of the addition and the proposed windows.

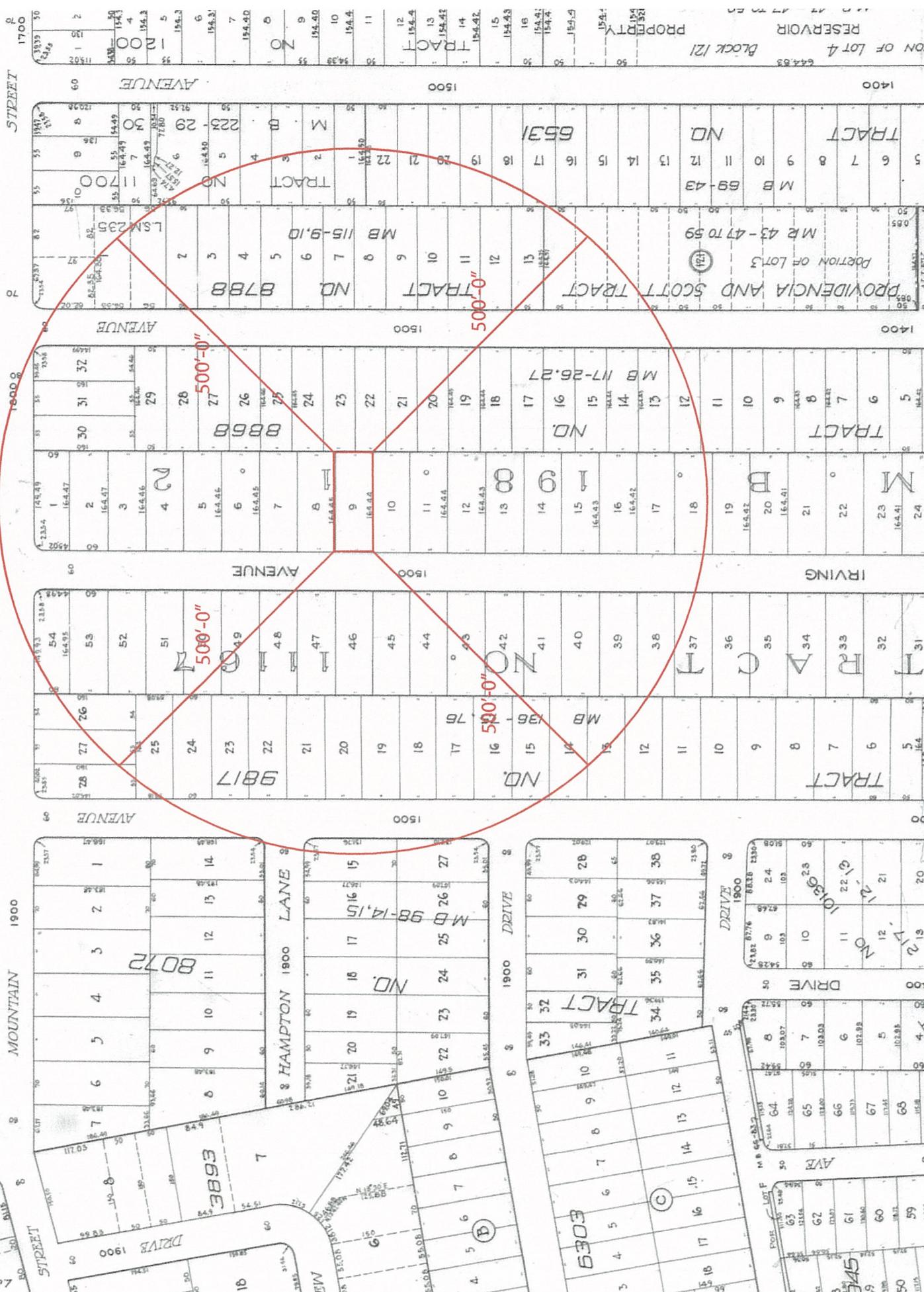
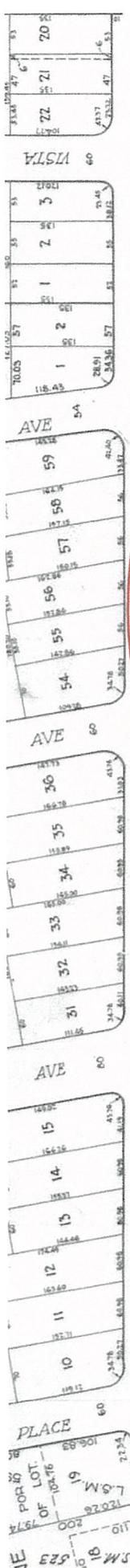
Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval with conditions** of the project.

1. The applicant shall submit section drawings of a typical window installation for review and approval of staff.

Attachments

1. Location Map
2. Photos of Existing Property
3. Reduced Plans
4. Neighborhood Survey



ON OF LOT 4
 RESEVOIR
 Block 121
 644.63
 1700
 1500
 1400
 1300
 1200
 1100
 1000
 900
 800
 700
 600
 500
 400
 300
 200
 100
 0

SURVEY LIST

	Address	Height & Roof Survey	Setback Survey (Building to Property Line)	Floor Area Ratio Survey	House Size (SF)	Lot Size (SF)	# of units
1	1524 Irving Ave.	1 story	37.33	20.5%	2023 SF	9866 SF	1
2	1530 Irving Ave.	1 story	33	17.8	1762	9866	1
3	1534 Irving Ave.	2 stories	33	27.5	2710	9866	1
4	1538 Irving Ave.	1 story	30	22.0	2166	9866	1
5	1544 Irving Ave.	1 story	25	16.9	1672	9866	1
6	1548 Irving Ave.	1 story	25	18.0	1778	9866	1
7	1547 Irving Ave.	1 story	30	23.8	2353	9897	1
8	1543 Irving Ave.	2 stories	28	31.0	3072	9897	1
9	1539 Irving Ave.	2 stories	28	30.3	2997	9897	1
10	1533 Irving Ave.	1 story	26	18.6	1838	9897	1
11	1529 Irving Ave.	2 stories	26	25.2	2496	9897	1
12	1525 Irving Ave.	2 stories	48	34.1	3377	9897	1
13	1521 Irving Ave.	2 stories	45	25.5	2527	9897	1
14	1515 Irving Ave.	2 stories	45	29.0	2868	9897	1
15	1511 Irving Ave.	1 story	30	28.0	2772	9897	1
16	1507 Irving Ave.	1 story	30	19.2	1897	9897	1
17	1501 Irving Ave.	1 story	30	20.2	1994	9897	1
18	1500 Irving Ave.	1 story	25	20.0	1972	9865	1
19	1506 Irving Ave.	1 story	36	23.9	2362	9865	1
20	1510 Irving Ave.	1 story	35	18.3	1808	9865	1
21	1516 Irving Ave.	2 stories	35	25.1	2474	9865	1
22	1520 Irving Ave.	2 stories	36	20.9	2058	9865	1
23	1458 Irving Ave.	1 story	28	18.6	1832	9865	1



1530 Irving Ave.

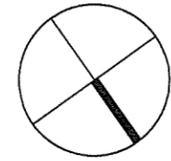
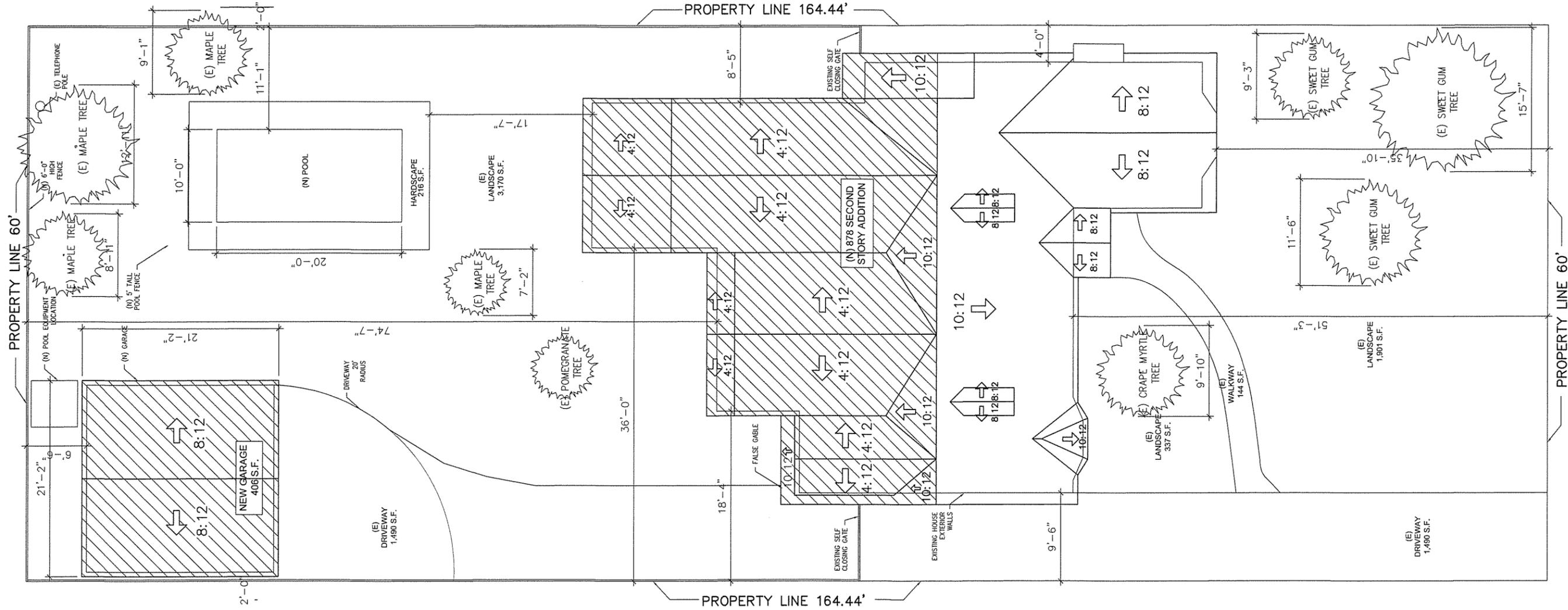


1524 Irving Ave.*



1520 Irving Ave.

**Subject Property*



PROPOSED PLOT PLAN

STEVE MIZUKI
ARCHITECT, INC

2155 Verdugo Blvd. #3.
Montrose, CA 91020
(818) 241-4079
smizuki@sbcglobal.net

SEAL



REVISIONS		
NO.	DATE	DESCRIPTION

CLIENT
COPPERSMITH, ADAM

1524 IRVING AVENUE
GLENDALE, CA 91201

(N) SECOND FLOOR MASTER
SUITE ADDITION, FIRST FLOOR
CONVERSION FOR:
COPPERSMITH RESIDENCE
1524 IRVING AVENUE

Date: _____
Project: COPPERSM
Drawn: CT
Approved: SM
Scale: AS NOTED
Sheet Title:

SITE PLAN

Sheet No.:

A-1.0

SEAL

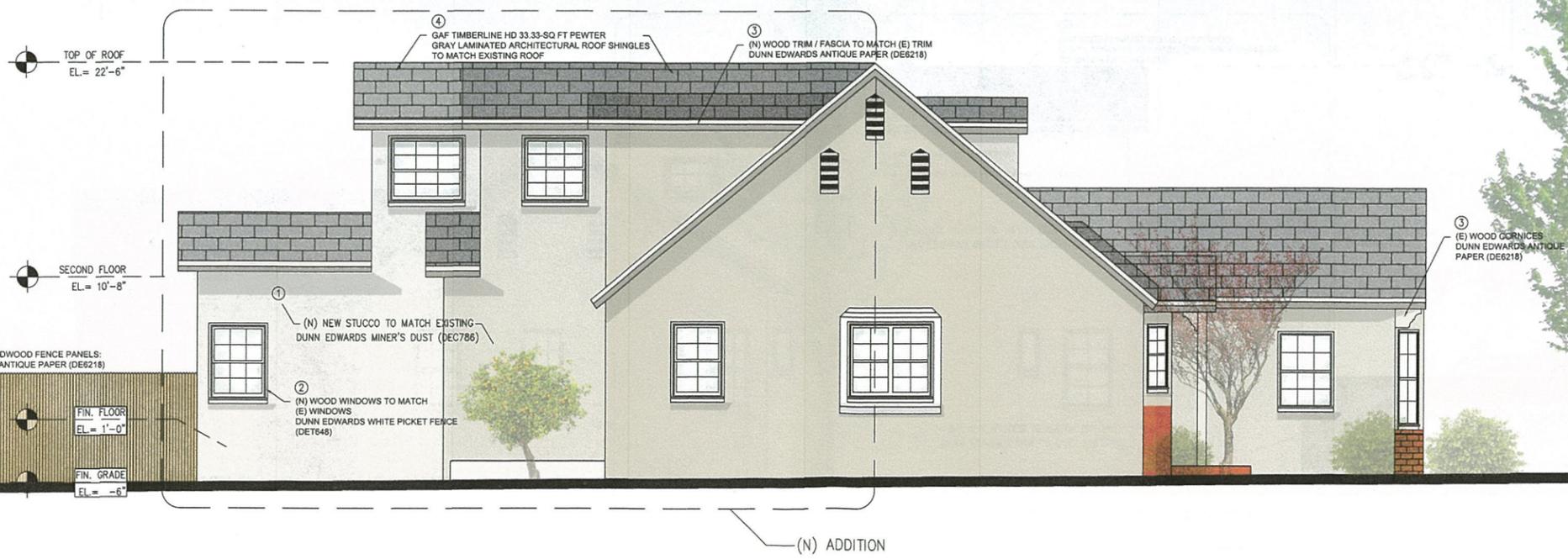


REVISIONS		
NO.	DATE	DESCRIPTI

CLIENT
COPPERSMITH, ADAM A
ELIZABETH



WEST ELEVATION 2
SCALE: 1/4"=1'-0"



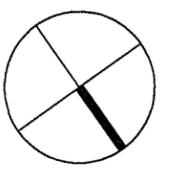
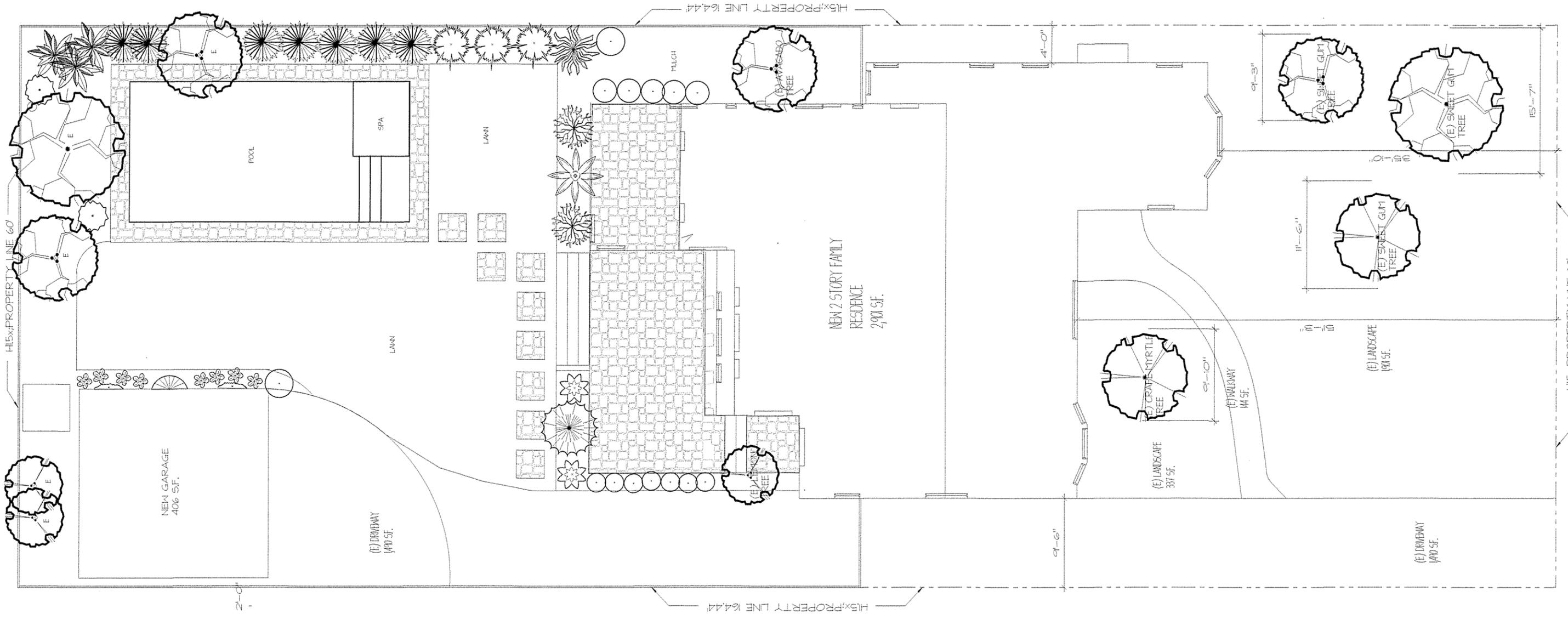
NORTH ELEVATION 1
SCALE: 1/4"=1'-0"

(N) SECOND FLOOR MASTER
SUITE ADDITION, FIRST FLOOR
CONVERSION FOR:
COPPERSMITH RESIDENCE
1524 IRVING AVENUE JF

Date:	
Project:	COPPERSMITH
Drawn:	CT
Approved:	SM
Scale:	AS NOTED
Sheet Title:	ELEVATION

Sheet No.:

A-3.0



LANDSCAPE PLAN