glendale california

City of Glendale
Community Development Department
Planning Division

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date December 15, 2016

DRB Case No. PDR 1623783

Address 4742 New York Avenue

Applicant Kendall Hales

PROPOSAL: To construct a new two-story, 2,330 SF single family residence with an attached two-car garage on a 6,261 SF corner lot, zoned R-1 (FAR District II).

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian	X		X			
Malekian					X	
Simonian			X			
Totals			**3**			
DRB Decision	Approve with conditions					

Condition:

1. Any additional stone cladding needed to augment the proposed rubble stone will match in terms of color and overall shape.

Analysis

Site Planning: The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The residence and attached two-car garage are located towards the interior southerly property line of the irregularly-shaped corner lot, and are oriented towards New York Avenue. This placement, location and orientation are appropriate and consistent with Code. The project provides the required minimum 25-foot street front setback from New York Avenue, and the two-car garage and front entry of the project face the same street.
- The project complies with or exceeds the minimum R1 setbacks: 25 feet for the street front setback, six feet for the side street setback, and six feet for interior setbacks. The proposed site plan provides a 25-foot front setback from New York Avenue, a 11'-9" side street setback from Stevens Street, a six-foot side yard setbacks on the south, and a 19'-2" setback from the rear/easterly property line of the property.
- Access to the required two-car garage is from New York Avenue. The proposed 25-foot long driveway exceeds the minimum 18-foot driveway length required by Code, and features scored concrete, as shown on the submitted landscape plan.

- Aside from the building footprint and driveway, the site plan is devoted to landscaping and incidental hardscape areas, such as a small paved patio area in the rear yard and a walkway along the southerly building edge leading from the driveway to the backyard. The landscape plan also shows a fire pit area with a pervious pea gravel base in the street front setback in front of the house; the wall around this area cannot exceed 18 inches above grade and the fire pit would have to be portable for this area to comply with Code. Overall, the project complies with the minimum 40% landscaping requirement. All proposed landscaping is drought-tolerant and specifically designed to complement the unusual shape of the corner, sloping lot.
- The existing block wall around the perimeter of the property will remain, while the existing block wall in the center of the vacant lot will be removed. A new fence set back six feet from the side street property line along Stevens Street, in compliance with Code, will enclose the rear yard.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings for the following reasons:

- The new two-story house features an overall height of approximately 24 feet, which complies with the maximum 25-foot height (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet) allowed in the R1 zone.
- The 2-story residence will only be the fourth 2-story house in the 300-ft neighborhood survey area of single family homes and one of the largest in terms of floor area ratio. However, the project's mass and scale will not be incompatible with the surrounding context. The site is on a street corner, which provides extra visual space around the building, as well as extra distance on two elevations for access to light and air circulation and maintenance of privacy for adjoining properties. The second story is somewhat pulled back from the ground floor and the building elevations are modulated, which result in the building form being broken down and appearing less imposing. The massing of the second story has also been specifically located towards the southerly side of the house (above the garage) on the down-sloping lot, where the mass is a bit balanced out by the higher ground level at the corner intersection (appears less massive than had it been placed at the northern end of the residence).
- Sufficient articulation in volumetric forms, planar variations and breaks in roof lines provide a scale appropriate for the modest scale of surrounding houses. The neo-Craftsman architectural design and the use of different materials at building base and upper floor also help diminish the apparent size and massing of the project as viewed from the two streets.
  The 4:12 gabled roof forms of the second story, atop the lower floor featuring a combination of gabled and hipped roof forms, provide appropriate scale and proportion for the structure.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site and its surroundings for the following reasons:

- There is a mix of architectural styles and residential building types in the surrounding neighborhood in North Glendale. The proposal is a neo-Craftsman style residence featuring various cladding materials and decorative elements that are appropriate to the design.
- The design includes a side gable roof over the first floor and a front facing gable roof form for the second story; the entry is tucked under a porch with a side-facing gable roof supported with wood and stone columns. The overall combination of gabled and hipped roof forms is handled well and are appropriate to the design. Decorative wood corbels and vertical siding are proposed on the ends of all gabled roofs.
- The exterior of the first floors of the elevations are stucco, while the second floor is clad in Hardie shingle siding, in keeping with other Neo-Craftsman projects that have a variety of façade treatments.
- The project includes white simulated divided light casement vinyl windows with Craftsman-inspired mullions across the tops of the windows (three over one external grids) and solid Hemfir trim around each window. The window detail has been provided in the DRB packet and is appropriate for the neo-Craftsman design of the house.
- The stone at the base of the front porch columns will be salvaged from the natural stone collected on the project site. Any additional stone required will match the appearance of the local rubble stones.
- The proposed color palette consists of a mixture of cool tones – shades of light grey (siding and stucco), charcoal grey (asphalt roof), white (fascia, window trim, corbels, etc), and sage green for the door and water table detail along the base of each gable. This color palette is a bit "cooler" than those of neighboring residences, yet the proposed colors are not inappropriate for the new neo-Craftsman house with nearby blue, taupe, beige, and white houses.

- The exterior cladding features a combination of stucco and fiber cement shingles and siding. These are in keeping with other Neo-Craftsman projects that have a variety of façade treatments.
- The design and detailing is consistent around the building and appear to be compatible with the high level of quality in this North Glendale neighborhood.

The Design Review Board approves/recommends the design of projects only. Approval/recommendation 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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vilia Zemaitaitis, Senior Planner