# City of Glendale
Community Development Department
Design Review Staff Report – Multi-Family

<table>
<thead>
<tr>
<th>Meeting/Decision Date: May 7, 2018</th>
<th>Address: 339-341 Chester Street</th>
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<tr>
<td>Review Authority: DRB, ADR, HPC, CC</td>
<td>APN: 5638-017-006</td>
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<tr>
<td>Case Number: PDR 1728931</td>
<td>Applicant: Jean Pierre Boladian</td>
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<td>Prepared By: Chris Baghdalian</td>
<td>Owner: Antranik Paylak</td>
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## Project Summary
The proposal is to construct a new, two-story, 1,479 sq. ft. detached residential dwelling with an attached two-car garage to the rear of the exiting single-story duplex. The existing three-car detached garage will remain and the existing single-story detached residential dwelling of 610 sq. ft. and constructed in 1936 will be demolished.

The proposed work includes:

- New two-story 1,479 sq. ft. detached residential dwelling
- New attached two-car garage.
- A new driveway and driveway approach.
- Demolish the existing 610 sq. ft. detached dwelling constructed in 1936.
- Maintain the exiting large oak tree located in the parkway in front of the property.

## Existing Property/Background
The property is a 10,044 sq. ft. interior lot with a flat topography. It is developed with three residential dwellings: A single-story, 1,706 sq. ft. duplex in the front (built in 1921), a single-story, 610 sq. ft. dwelling in the back (built in 1936) and a three-car detached garage. The back dwelling proposed to be demolished is not listed on a local, state or national register of historic resources and does not appear to be a historic resource under CEQA. There is one indigenous tree (Oak) located in the parkway in front of the property and it is proposed to remain.

## Staff Recommendation
- [ ] Approve
- [ ] Approve with Conditions
- [ ] Return for Redesign
- [x] Deny

## Last Date Reviewed / Decision
- [x] First time submittal for final review.
- [ ] Other:

## Zone: R2250 - Medium Density Residential
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 because
- [x] 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 because the project is the development of one dwelling unit.
☐ The project is exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines because: 
☐ 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:

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

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

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

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 walls are at least 6 inches higher than box size of tree.
The site plan and landscape plan contain conflicting information regarding the preservation of the oak tree in the parkway. The Urban Forestry Division indicated that an indigenous tree permit is necessary for work in the area of the oak tree, including new walkways and planting. Also, appropriate plant materials must be specified near the oak tree. With respect to the two other existing parkway trees, the Urban Forestry Division concurs with the removal of both trees and their replacement with two new trees, one in the parkway and the other elsewhere. A condition to this effect is included.

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

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

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

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 proposed building is appropriately located to the rear of the existing duplex.
- Private open space is provided to the rear of the proposed dwelling and common outdoor space, with amenities, is provided on the north side of the proposed dwelling and accessible to all units.
- The proposed two-car garage is integrated into the proposed unit and the door does not face the street.
- The site plan and landscape plan contain conflicting information regarding the preservation of the oak tree in the parkway. The Urban Forestry Division indicated that an indigenous tree permit is necessary for work in the area of the oak tree, including new walkways and planting. Also, appropriate plant materials must be specified near the oak tree. With respect to the two other existing parkway trees, the Urban Forestry Division concurs with the removal of both trees and their replacement with two new trees, one in the parkway and the second off-site. A condition to this effect is included.
- Mechanical equipment is appropriately located on the ground.
The trash enclosure is appropriately proposed adjacent to the driveway with the opening facing away from the dwellings or the street.
Light fixtures are proposed and appropriately located at exterior doorways.

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

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 building is designed with two-stories, is located to the rear of the front duplex and is a compatible transition to the two-story buildings of the neighboring development.
- The building is appropriately designed for the flat topography of the site.
- The building is designed with significant variation in facade and rotoine which reduce its appearance of mass.
- Pitched roofs are designed to provide variation in the building profile and are compatible with the pitched roof form of the front duplex.

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
☐ Emplies consistent vocabulary of forms and materials while expressing architectural variety
☐ Cladding materials and
The building is designed with consistent architectural elements. A window on the East Elevation of the family room is necessary to improve this elevation facing the street. A condition to this effect is included.

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
☐ Overall window pattern appropriate to style
☐ Window operation appropriate to style
☐ Recessed/flush window appropriate to style and/or location
☐ Openings are well detailed

Privacy
☒ yes ☐ n/a ☒ no
If "no" select from below and explain:
☐ Consideration of views from "public" rooms and balconies/roof 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 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
Foil 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
The new concrete driveway is not specified with decorative elements. A condition to this effect is included.

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 building is designed with consistent architectural elements. A window on the East Elevation of the family room is necessary to improve this elevation facing the street. A condition to this effect is included.
- The entryway is appropriately integrated into the building design.
- Windows and doors are specified to be fiberglass; dark brown, with wood trim and are sized appropriately.
- The building setbacks provide adequate privacy separation from the adjacent development.
- Finish materials consist of stucco, wood siding, metal garage door, fiberglass windows and asphalt roofing. They provide a variety of textures and coordinated colors which reinforce the building architecture.
- The new concrete driveway is not specified with decorative elements. A condition to this effect is included.

Recommendation / Draft Record of Decision

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

Conditions
1. The landscape plan shall be revised to indicate that the existing oak tree in the parkway area will be protected in place and to specify appropriate shade-tolerant plant material in the area of the oak tree, subject to approval by the Director of Community Development and the Urban Forestry Division.
2. The site plan and landscape plan shall be revised for consistency.
3. An indigenous tree permit shall be required.
4. The proposed building shall provide the required 5-ft. separation from the existing three-car garage and the separation shall be indicated consistently on the plans.
5. An open railing shall be provided between the stairway and the second floor family room. Provide an interior elevation that includes this feature for staff review and approval. Alternatively, the required additional parking space within the garage shall be provided.

6. A window shall be added on the East Elevation of the family room that will be consistent with the proportions, details and appearance of the other windows proposed.

7. Decorative paving shall be included in the concrete driveway.

Attachments

1. Location Map
2. Photos of Existing Property
3. Reduced Plans
16. 345 CHESTER ST.