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

<table>
<thead>
<tr>
<th>Meeting/Decision Date: May 7, 2018</th>
<th>Address: 1618 Ard Eavin Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Authority:</td>
<td>APN: 5629-017-008</td>
</tr>
<tr>
<td>☐ DRB  ☑ ADR  ☐ HPC  ☐ CC</td>
<td>Case Number: PDR1728913</td>
</tr>
<tr>
<td>Case Number: PDR1728913</td>
<td>Applicant: McLeod Architecture, Inc., Kelly Sutherlin</td>
</tr>
<tr>
<td>Prepared By: Chris Baghdikian, Planner</td>
<td>Owner: Michael J. Murray, Kelly Craig Jones</td>
</tr>
</tbody>
</table>

Project Summary
The applicant is proposing a ground-level addition of 904 square feet and a covered patio of 156 square feet to the rear of the existing single-story 2,217 square-foot single-family dwelling (including 86 sq.ft. basement) constructed in 1930, on a 1,212 square-foot lot, located in the R1-i-ND zone. The house would have a total floor area of 3,121 square feet. The addition would not be visible from the public right-of-way.

Existing Property/Background
The project site is an interior lot of 1,212 square feet with a flat topography. It was developed with the existing 2,131 square-foot dwelling with a detached three-car garage in 1930. The property is located within the Ard Eavin Highlands Historic District. The residence is one-story, is designed in the Spanish Colonial Revival style and is considered to be a "contributor". The Department of Parks and Recreation of the State of California survey is attached.

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: 1
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: Construction Building Permit No. BCB 1727561 has been issued on November 17, 2017 for interior remodeling.

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 the proposal is for a minor addition to the rear of the house.
☐ 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 .
☐ 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.


Comparison of Neighborhood Survey:

<table>
<thead>
<tr>
<th></th>
<th>Average of Properties within 300 linear feet of subject property</th>
<th>Range of Properties within 300 linear feet of subject property</th>
<th>Subject Property Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>8,981 sq. ft.</td>
<td>6,579 - 12,076 sq. ft.</td>
<td>11,212 sq. ft.</td>
</tr>
<tr>
<td>Setback</td>
<td>33'-2&quot;</td>
<td>20'-11&quot; - 41'-0&quot;</td>
<td>35'-6&quot;</td>
</tr>
<tr>
<td>House size</td>
<td>2,352 sq. ft.</td>
<td>1,604 - 4,794 sq. ft.</td>
<td>3,121 sq. ft.</td>
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<tr>
<td>Floor Area Ratio</td>
<td>0.25</td>
<td>0.16 - 0.40</td>
<td>0.28</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1.4</td>
<td>1 - 2</td>
<td>1</td>
</tr>
</tbody>
</table>

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

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 proposed project maintains the site planning of the lot. The proposed addition is located to the rear of the existing house and appears to be an extension of the house.
- The existing three-car detached garage is not proposed to be modified.
- Landscaping and non-indigenous trees in the area of the addition are proposed to be removed. The remaining existing landscaping is proposed to remain.
- A two-foot high retaining wall is proposed for grading the area between the addition and the pool.

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 location of the house is not proposed to be modified. The addition is proposed to the rear of the house, is not facing the street and is single-story designed as an extension of the house.
• The addition is designed in the same architectural style as the existing house and incorporates architecturally consistent proportions, windows, roofs (flat and pitched), materials, finishes and other architectural elements.
• A new parapet wall is proposed to accommodate the top of the pitched roof over the new patio at the rear. The top one-foot of this parapet wall will extend above the ridge of the pitched roof at the front. Since this new parapet wall is set back substantially from the front of the house, no effect on the front of the house and the streetscape is expected.
• The addition will be of limited visibility from the neighbor to the south due to the long one-story structure built along the adjoining property line.

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

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
A condition is included to provide screening for the mechanical equipment on the south side of the addition.

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 main entrance to the house is not proposed to change.
• The new windows, window trims and color for the addition are specified to match the existing.
• The addition is single-story, adjacent to an accessory building on the property to the south and is not expected to result in privacy concerns.
• Finish materials and colors, e.g., stucco and tile roof, are specified to match the existing house.
• Mechanical equipment is proposed to be located on the south side of the addition and is required to be screened. 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. Revised plans that include the basement shall be provided.
2. Screening for the mechanical equipment located on the south side of the addition shall be provided.

Attachments
1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. The Department of Parks and Recreation of the State of California survey
5. Reduced Plans
<table>
<thead>
<tr>
<th>Key</th>
<th>Address</th>
<th>Lot SF</th>
<th>Live SF</th>
<th>L/C%</th>
<th>F/A%</th>
<th>Stories</th>
<th>Set Back</th>
<th>Roof</th>
<th>Historic District</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1545 Ard Evnin Ave</td>
<td>10,812</td>
<td>2,038</td>
<td>18.85%</td>
<td>1</td>
<td>20'-11&quot;</td>
<td>Comp.</td>
<td>Not in District</td>
<td></td>
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<tr>
<td>2</td>
<td>1601 Ard Evnin Ave</td>
<td>12,076</td>
<td>4,794</td>
<td>39.70%</td>
<td>2</td>
<td>29'-0&quot;</td>
<td>Comp.</td>
<td>Non-contributor</td>
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<td>3</td>
<td>1607 Ard Evnin Ave</td>
<td>8,153</td>
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<tr>
<td>4</td>
<td>1611 Ard Evnin Ave</td>
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<td>23.70%</td>
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<td>30'-11&quot;</td>
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<td>1,995</td>
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<td>6</td>
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<td>8</td>
<td>1627 Ard Evnin Ave</td>
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<td>2,570</td>
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<td>Contributor</td>
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<tr>
<td>9</td>
<td>1633 Ard Evnin Ave</td>
<td>9,510</td>
<td>2,385</td>
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<td>35'-1&quot;</td>
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<td>11</td>
<td>1643 Ard Evnin Ave</td>
<td>9,231</td>
<td>3,717</td>
<td>40.27%</td>
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<td>35'-8&quot;</td>
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<td>12</td>
<td>1647 Ard Evnin Ave</td>
<td>9,367</td>
<td>2,135</td>
<td>22.79%</td>
<td>1</td>
<td>35'-2&quot;</td>
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<td>Non-contributor</td>
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<td>13</td>
<td>1646 Ard Evnin Ave</td>
<td>9,136</td>
<td>2,536</td>
<td>27.76%</td>
<td>2</td>
<td>38'-2&quot;</td>
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<td>Non-contributor</td>
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<td>14</td>
<td>1640 Ard Evnin Ave</td>
<td>9,066</td>
<td>2,340</td>
<td>25.81%</td>
<td>2</td>
<td>36'-10&quot;</td>
<td>Comp.</td>
<td>Contributor</td>
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<tr>
<td>15</td>
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<td>1,663</td>
<td>17.08%</td>
<td>1</td>
<td>35'-8&quot;</td>
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<tr>
<td>16</td>
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<td>9,396</td>
<td>2,468</td>
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<td>2</td>
<td>35'-4&quot;</td>
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<td>Contributor</td>
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<tr>
<td>17</td>
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<td>2,062</td>
<td>21.67%</td>
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<td>34'-5&quot;</td>
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<td>18</td>
<td>1622 Ard Evnin Ave</td>
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<td>2,150</td>
<td>25.33%</td>
<td>2</td>
<td>35'-6&quot;</td>
<td>Tile</td>
<td>Contributor</td>
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<tr>
<td>19</td>
<td>1614 Ard Evnin Ave</td>
<td>11,733</td>
<td>2,450</td>
<td>20.88%</td>
<td>1</td>
<td>26'-10&quot;</td>
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<tr>
<td>20</td>
<td>823 Glenview Rd</td>
<td>10,163</td>
<td>1,624</td>
<td>15.98%</td>
<td>1</td>
<td>41'-0&quot;</td>
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<tr>
<td>21</td>
<td>1544 Ard Evnin Ave</td>
<td>11,842</td>
<td>2,573</td>
<td>21.73%</td>
<td>1</td>
<td>35'-3&quot;</td>
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<tr>
<td>22</td>
<td>1613 Highland Ave</td>
<td>7,747</td>
<td>2,074</td>
<td>26.77%</td>
<td>1</td>
<td>40'-4&quot;</td>
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<td>23</td>
<td>1621 Highland Ave</td>
<td>6,579</td>
<td>1,765</td>
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<td>24</td>
<td>1623 Highland Ave</td>
<td>8,341</td>
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<td>1</td>
<td>36'-4&quot;</td>
<td>Tile</td>
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</table>

**Neighborhood Average**: 8,981 2,352 25.25% 1.375 33'-2"
1618 Ard Eevin Ave: 300 Linear Feet of Subject Property Photos

1-1545 Ard Eevin Ave

Z-16011 Ard Eevin Ave
7-1623 Ard Eevin Ave

8-1627 Ard Eevin Ave
19 1814 Ard Eevin Ave
(This is an adjacent property)

20-823 Glenview Rd
23-1621 Highland Ave
(This is an adjacent property)

24-1623 Highland Ave
(This is an adjacent property)
This is a one-story single-family residence designed in the Spanish Colonial Revival style, constructed in 1930. It is rectangular in plan with low-pitch side gable and flat roof at the rear, clad in clay tile. The walls are clad in stucco. The primary façade is asymmetrical. The windows are divided-light casement, constructed of wood. Character-defining features are rectangular casement windows arranged symmetrically, wide inset porch with arched openings, low-pitched tile roof, stucco building façade, exposed rafter tails, porte cochere with arched openings, arched front arcade, inset windows and wood lintel above main front window. There is a rear detached garage. Alterations include new windows. Landscaping consists of a mature olive tree, and sloping lawn. The overall integrity of the building is excellent.
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<thead>
<tr>
<th>WINDOW NUMBER</th>
<th>ROOM NAME</th>
<th>TYPE</th>
<th>WIDTH</th>
<th>HEIGHT</th>
<th>GLASS</th>
<th>MATERIAL</th>
<th>FINISH</th>
<th>FINISH</th>
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**Garage Exterior Elevations**

1. **Garage Exterior Elevation - West**
   
2. **Garage Exterior Elevation - South**
   
3. **Garage Exterior Elevation - East**
   
4. **Garage Exterior Elevation - North**

Scale: A" = 1'-0"
<table>
<thead>
<tr>
<th>ROOM</th>
<th>DOOR TYPE</th>
<th>FINISH</th>
<th>PULLS</th>
<th>HINGES</th>
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</table>

12/05/17 Design Review Board

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