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

Meeting/Decision Date: April 20, 2018
Address: 1132 East Maple Street
Review Authority: ☑ DRB ☐ ADR ☐ HPC ☐ CC
APN: 5675-011-307
Case Number: PDR 1727611
Applicant: Arthur Israelyan
Prepared By: Danny Manasserian
Owner: Marine Kesabyan

Project Summary
To construct a new two-story, 1,378 square-foot residential unit and a new two-car garage at the rear of the existing 1,886 square-foot house with a detached garage. The existing detached garage will be demolished. The existing residential dwelling unit will remain at the front of the 7,000 square-foot lot and undergo interior remodeling. The property is located in the R-2250 (Medium Density Residential) zone.

The proposed work includes:

- To construct a new two-story, 1,378 square-foot residential unit with an attached 441 square-foot two-car garage at the rear of the property, behind the existing house. The new unit proposes 359 square feet on the first floor and 1,019 square feet on the second floor with an attached 441 square-foot, two-car garage.
- To demolish the existing detached two-car garage, and build a new 391 SF two-car garage to serve the existing house on the lot.

Existing Property/Background
The site is currently developed with a two-story 1,886 square-foot single-family house and a detached 320 square-foot two-car garage. There is an existing driveway along the east side of the property, which provides access to the existing detached garage.

Staff Recommendation
☐ Approve ☑ Approve with Conditions ☐ Return for Redesign ☐ Deny

Last Date Reviewed / Decision
☒ 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.
☒ 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:
□ 80% 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 wells are at least 6 inches higher than box size of tree

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

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

A designated trash area is not clearly depicted on the site plan. A condition is added requesting to clearly show a proposed located for trash areas for both units.

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 new two-story residential dwelling unit at the rear of the property will have two attached two-car garages on the ground floor. One of them will serve the new residential unit and the other will serve the existing house. No changes are proposed to the building footprint for the existing front unit. The new unit will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The new residential unit is designed with a somewhat L-shape building footprint, which is appropriately setback from all property lines to reflect existing neighborhood setbacks.
- The new unit will have a 66 SF private balcony on the second floor above the garage. The balcony is over 20 feet away from the front unit and appropriately setback from the side property lines. The location of the 2nd floor balcony above the garage is appropriate because it respects the privacy of the existing front unit and adjacent properties.
- Access to both garages for the front and rear unit will be from the existing driveway located on the east side of the property, which is consistent with the existing site conditions and other properties in the neighborhood.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setbacks as recommended by the Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveway and walkways.

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 roof design, building mass and proportions are consistent with the style of the building, the existing front unit and the neighborhood context.
• The new unit at the rear will provide appropriate setbacks to avoid being overbearing towards adjacent properties.
• The building's two-story mass and overall height of 22'-6" fits well with the remaining unit on-site and the surrounding one and two story buildings in the neighborhood.
• The new unit is located behind the existing front unit, which is appropriately setback from the street. Having this generous setback appropriately pushes the taller new mass toward the rear of the site and will respect the unit at the front and adjoining properties.
• The building facades of the new unit consist of varying forms, appropriate setbacks, and architectural design treatment including cladding materials, color combinations, a balcony, iron details, etc. Applying this technique serves to accentuate the design and minimize a boxy outline, which integrates well with the remaining one-story unit at the front and the neighborhood.
### Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

**Overall Design and Detailing**
- [x] yes  [ ] n/a  [ ] no

If "no" select from below and explain:
- Design is compatible with neighborhood context
- Design is stylistically consistent
- Employ consistent vocabulary of forms and materials while expressing architectural variety
- Cladding materials and

**Entryway**
- [x] 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**
- [x] 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**
- [x] 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**
- [x] 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
- Foam trim, finished on site, is prohibited

A portion of the second floor is clad with horizontal siding, but the remainder of the structure is not. A condition is applied calling for the use of an additional cladding material at appropriate locations.

**Paving Materials**
- [x] 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

Ancillary Structures
- yes    x  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 contemporary design of the new unit is appropriate to the neighborhood.
- The proposed stucco finish and white/cream color are appropriate and complement the brown accent color depicted on the windows, railings, cornices, and fascia. Overall, the proposed color palette for the new unit integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- Brown vinyl windows are proposed. A condition will be added to ensure that all windows are recessed with a sill and frame. As proposed, the windows are appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes composition shingles in a style that is appropriate to its contemporary design.
- The roof of the new unit is designed with various hipped forms, complementing the design of the building.

Recommendation / Draft Record of Decision

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

Conditions

1. Provide an additional cladding material to provide texture and color changes at appropriate locations. The material and locations will be reviewed and approved by staff prior to permit issuance.
2. A designated trash area is not clearly depicted on the site plan. A condition is added requesting it to clearly show a proposed located for trash areas for both units.
3. All window to be recessed with a sill and frame.

Attachments

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