

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

<b>Meeting/Decision Date:</b> May 15, 2020	<b>Address:</b> 1320 Winchester Avenue
<b>Review Authority:</b> <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5622-020-038
<b>Case Number:</b> PDR 1918666	<b>Applicant:</b> Arthur Israelyan
<b>Prepared By:</b> Danny Manasserian, Planning Associate	<b>Owner:</b> Akop Boiadjian

**Project Summary**

The applicant is proposing to legalize an existing 373 SF roof deck and a 77 SF patio cover at the rear of an existing, two-story, single family house at 1320 Winchester Avenue.

**Existing Property/Background**

The 8,479 SF interior lot is located in the R1 (District I) zone and has 50' of frontage on Winchester Avenue. The site is developed with a 2,726 SF two-story, traditional style, single-family home with a detached 2-car garage, constructed in 1927. The existing lot is relatively flat and has a rectangular shape.

**Staff Recommendation**

Approve     Approve with Conditions     Return for Redesign     Deny

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**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 because the project will not result in an increase of floor area.  
 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.  
 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	8,368 SF	5,890 - 8,525 SF	8,479 SF
Setback	33.8'	15' - 42'	37'-6"
House size	1,759 SF	993 - 2,726 SF	2,726 SF
Floor Area Ratio	0.21	0.13 - 0.32	0.32
Number of stories	1 - 2	1 - 2	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

#### 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 roof deck is located on top of a one-story projection at the rear, behind the primary two-story mass, and is not visible from the street.
- The patio cover is attached at the ground level of the same one-story projection at the rear and is 8'-0" from the interior property line.
- The project will not affect the amount of existing landscaping, which meets code standards.

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## 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 roof deck will not add mass to the second floor, though the new guardrail will not project above the parapet.
- The roof deck and patio cover represent a modest change to the existing massing and will not be visible from the street.

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## 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

### 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 patio cover will be architecturally consistent with the existing Spanish style of the house since the roofing material is clay tile.
- The proposed roof deck will be adjacent to the neighbor's yard, but not directly face the pool or windows and is therefore unlikely to create a privacy concern for adjoining properties.

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### Recommendation / Draft Record of Decision

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

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### Attachments

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

# 1320 WINCHESTER AVE GLENDALE CA 91201 LOCATION MAP



<p><b>Art Designs</b> EXTERIOR and INTERIOR DESIGN SERVICES 635 W COLORADO ST., # 102, GLENDALE CA 91204 TEL.: 818. 389-3888</p>	JOB ADDRESS:	1320 WINCHESTER AVE	<p>LEGEND</p> <p>▭ SUBJECT PROPERTY</p>
	PROJECT		
	SHEET TITLE:	LOCATION MAP	
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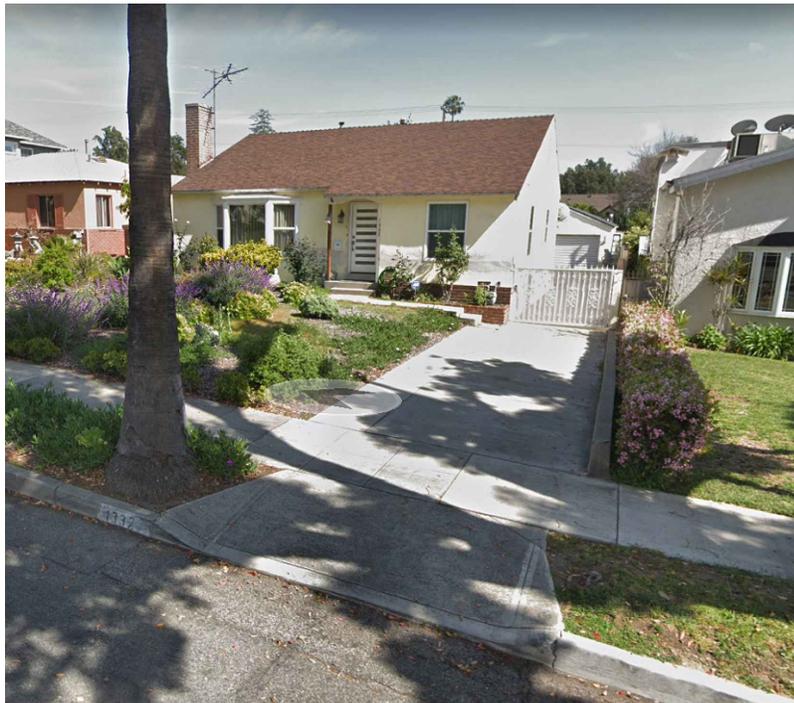
1344 WINCHESTER AVE GLENDALE CA 91201

## PHOTOGRAPHS PER ADDRESS

<p><b>Art Designs</b>          EXTERIOR and INTERIOR          DESIGN SERVICES          635 W COLORADO ST., # 102, GLENDALE CA 91204          TEL: 818. 389-3888</p>	JOB ADDRESS:	1320 WINCHESTER AVE	LEGEND
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2 1328 WINCHESTER AVE GLENDALE CA 91201



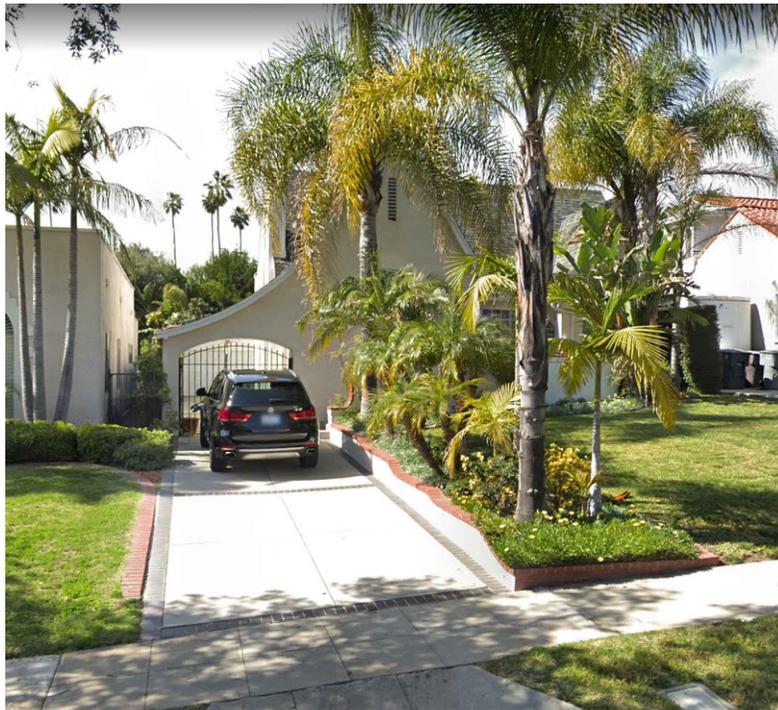
3 1324 WINCHESTER AVE GLENDALE CA 91201

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5 1329 JUSTIN AVE GLENDALE, CA 91201



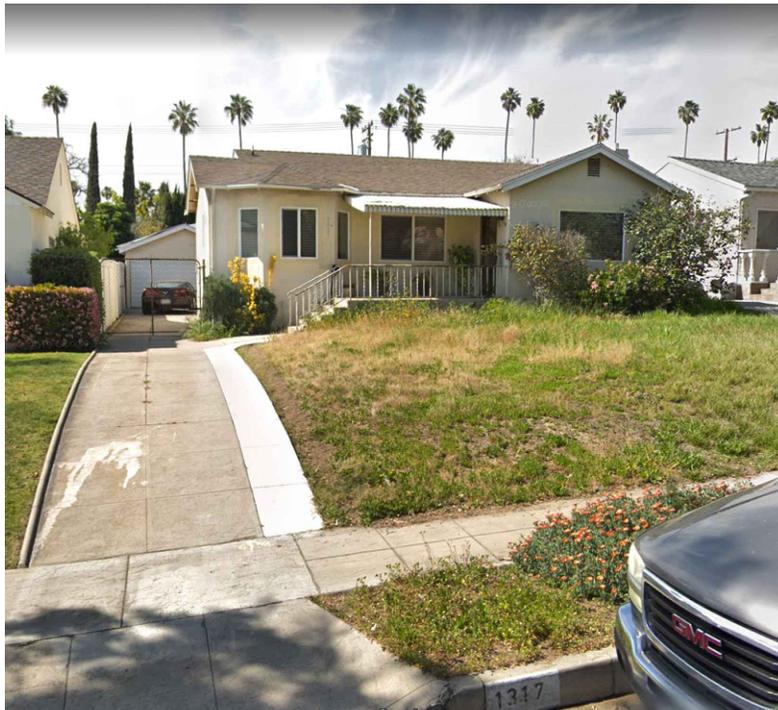
6 1325 JUSTIN AVE GLENDALE, CA 91201

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7 1321 JUSTIN AVE GLENDALE, CA 91201



8 1317 JUSTIN AVE GLENDALE, CA 91201

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11 1615 W KENNETH RD GLENDALE CA 91201



12 1619 W KENNETH RD GLENDALE CA 91201

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13 1625 W KENNETH RD GLENDALE CA 91201



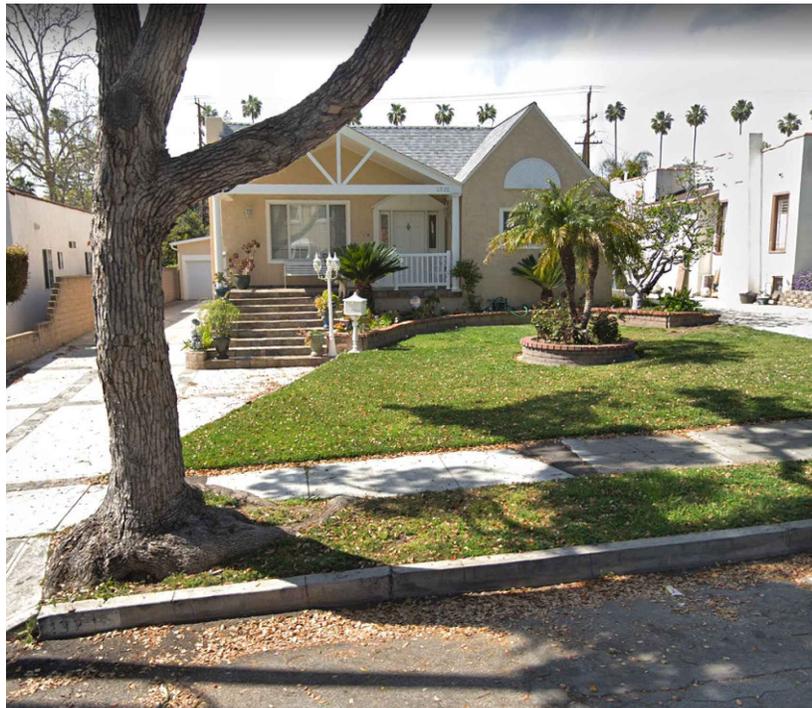
21 1316 WINCHESTER AVE GLENDALE CA 91201

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15 1317 WINCHESTER AVE GLENDALE CA 91201



16 1321 WINCHESTER AVE GLENDALE CA 91201

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18 1329 WINCHESTER AVE GLENDALE CA 91201

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19 1333 WINCHESTER AVE GLENDALE CA 91201



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20 1312 WINCHESTER AVE GLENDALE CA 91201



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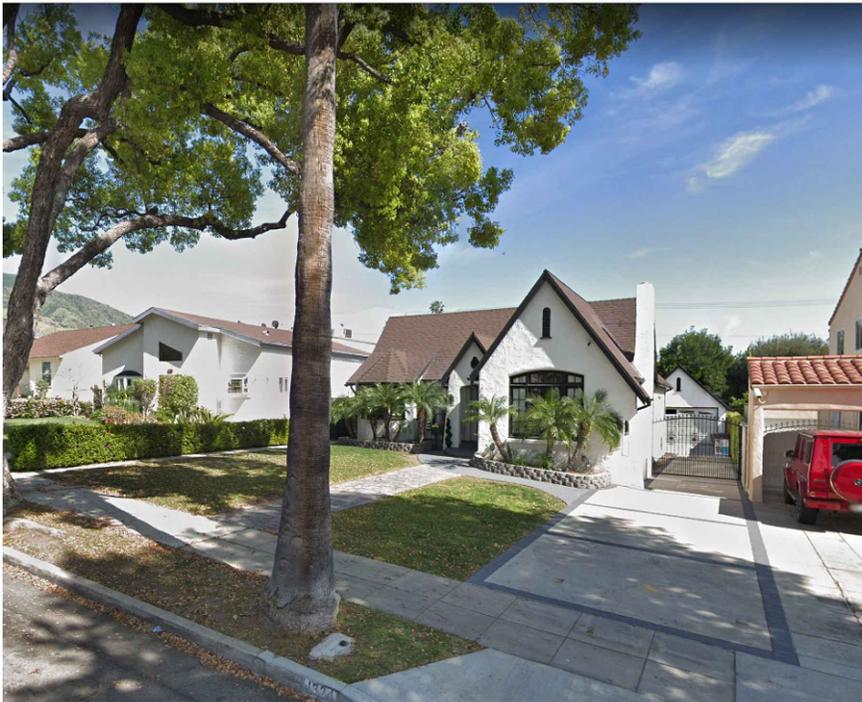
1340 WINCHESTER AVE GLENDALE CA 91201

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	SCALE:	N.T.S.	



9 1313 JUSTIN AVE GLENDALE, CA 91201

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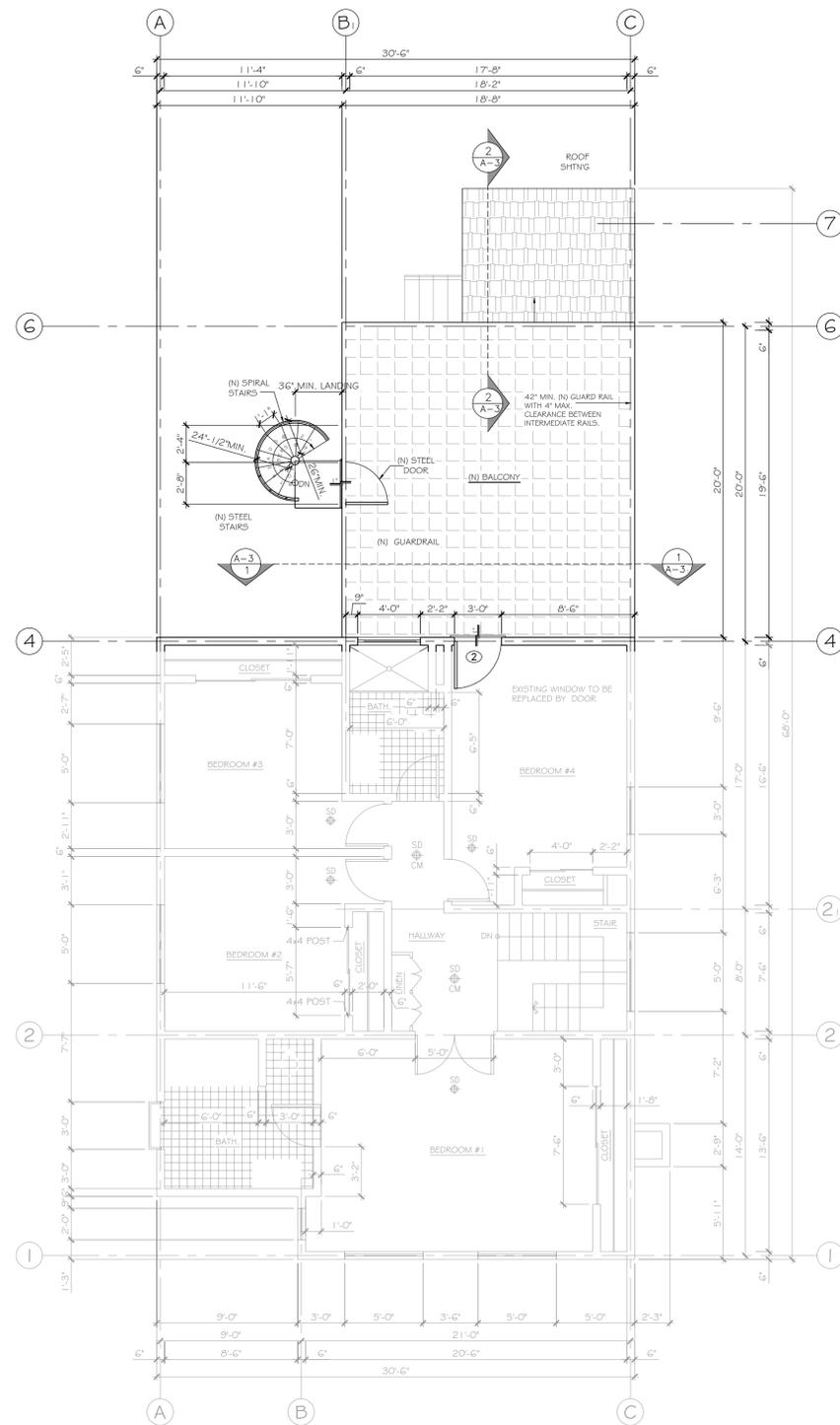
<b>Art Designs</b> EXTERIOR and INTERIOR DESIGN SERVICES 635 W COLORADO ST., # 102, GLENDALE CA 91204 TEL: 818. 389-3888	JOB ADDRESS:	1320 WINCHESTER AVE	LEGEND
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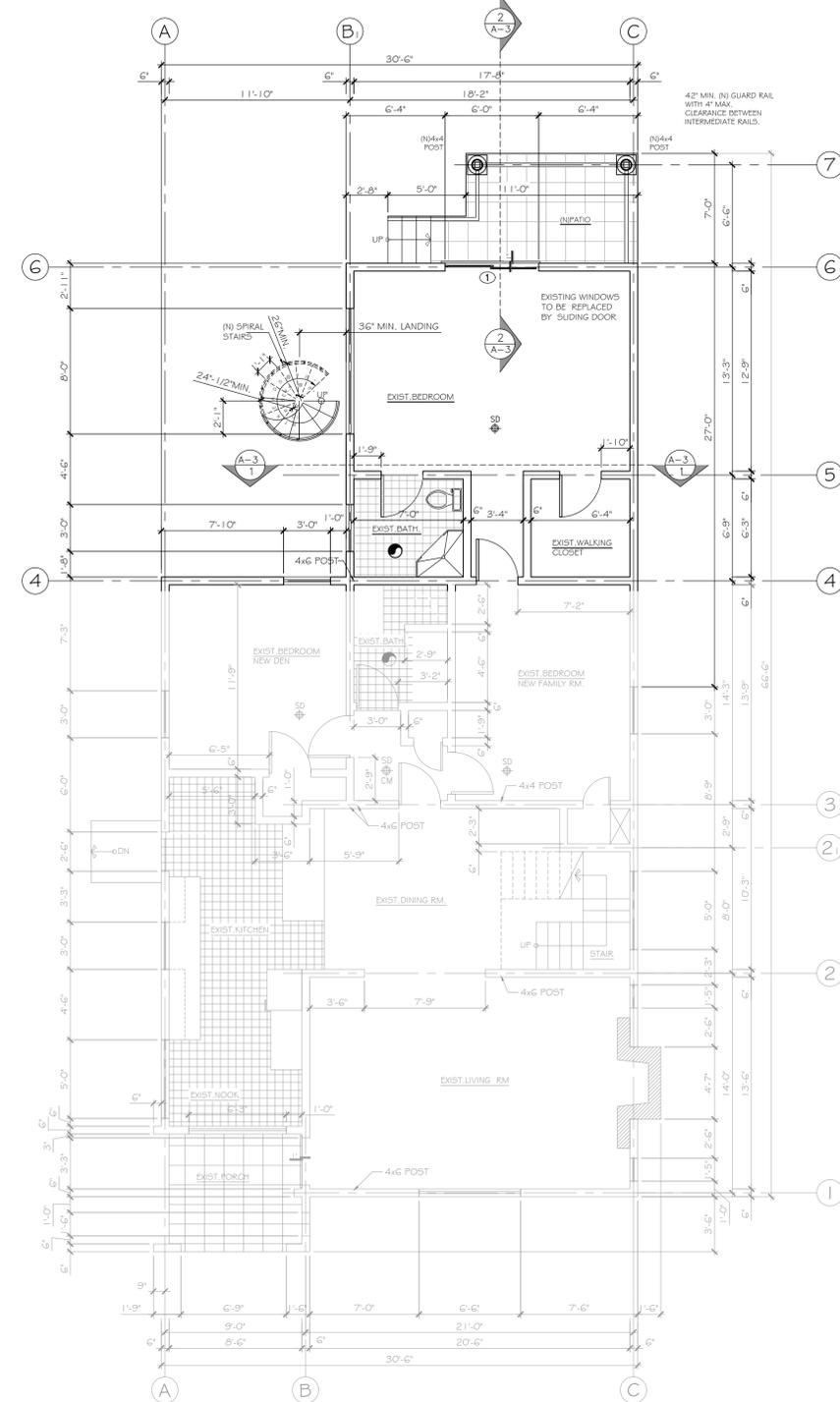






PROPOSED 2-ND FLOOR PLAN

SCALE: 3/16"=1'-0" 2

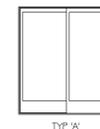


PROPOSED 1-ST FLOOR PLAN

SCALE: 3/16"=1'-0" 1

DOOR SCHEDULE

FLOOR	DOOR NO.	DOOR TYP	QUANTITY	DIMENSIONS			MATERIAL	REMARKS
				WIDTH	HEIGHT	THICKNESS		
1-ST FLOOR	1	A	01	6'-0"	6'-8"	1 1/4"	WOOD	EXTERIOR DOOR W/ TEMPERED GLASS WINDOW
2-ND FLOOR	2	B	01	3'-0"	6'-8"	1 1/4"	WOOD	EXTERIOR DOOR W/ TEMPERED GLASS WINDOW



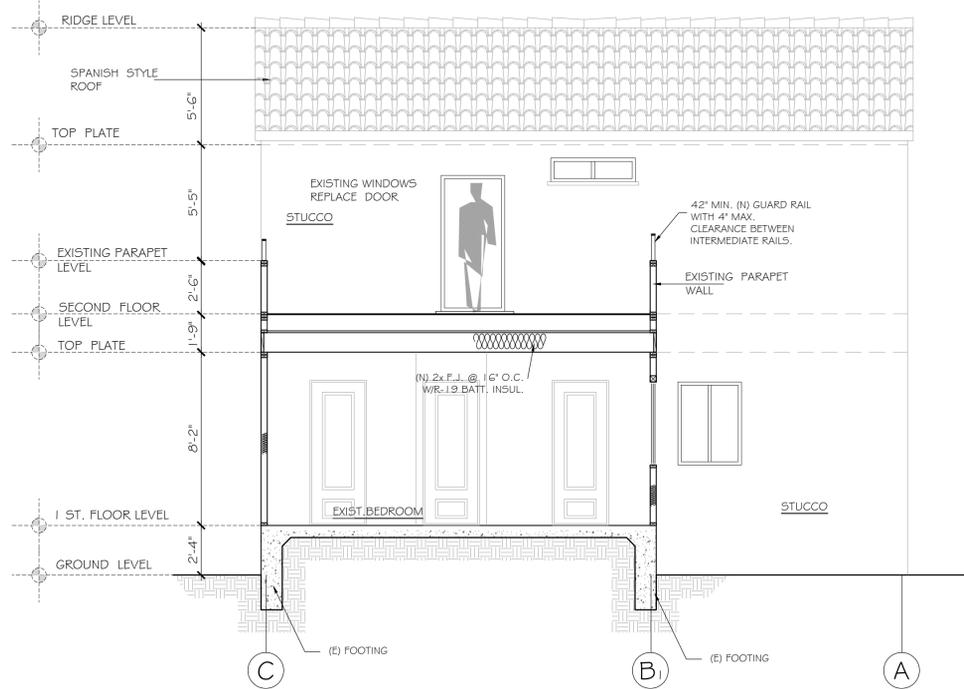
WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS FROM THE DRAWINGS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART AND INTERIOR DESIGN SERVICES. NO OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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 TEL: 818-389-3888 email: artdesigns97@gmail.com

PROJECT TITLE: NEW BALCONY AND PATIO  
 OWNER: BOYALYAN'S RESIDENCE  
 JOB ADDRESS: 1320 WINCHESTER AVE., GLENDALE, CA 91202

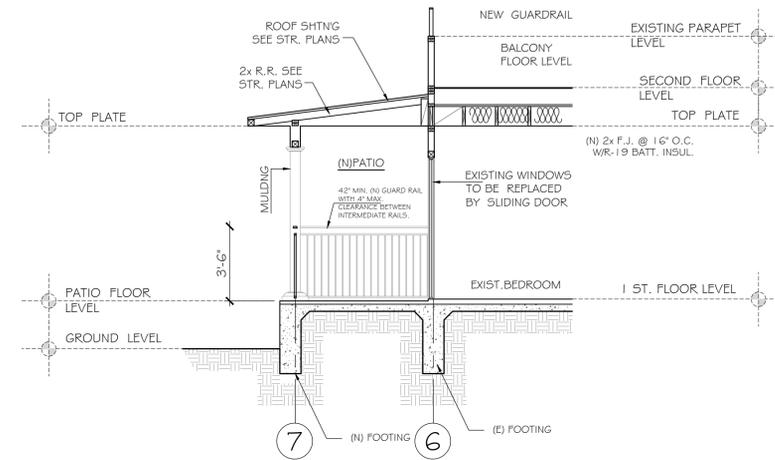
JOB NO.: A-1850  
 DRAWN BY: A.I.  
 CHECKED BY: A.I.  
 DATE: 03-06-19  
 SHEET TITLE: PROPOSED 1-ST AND 2-ND FLOOR PLANS  
 SHEET NUMBER

**A-2**



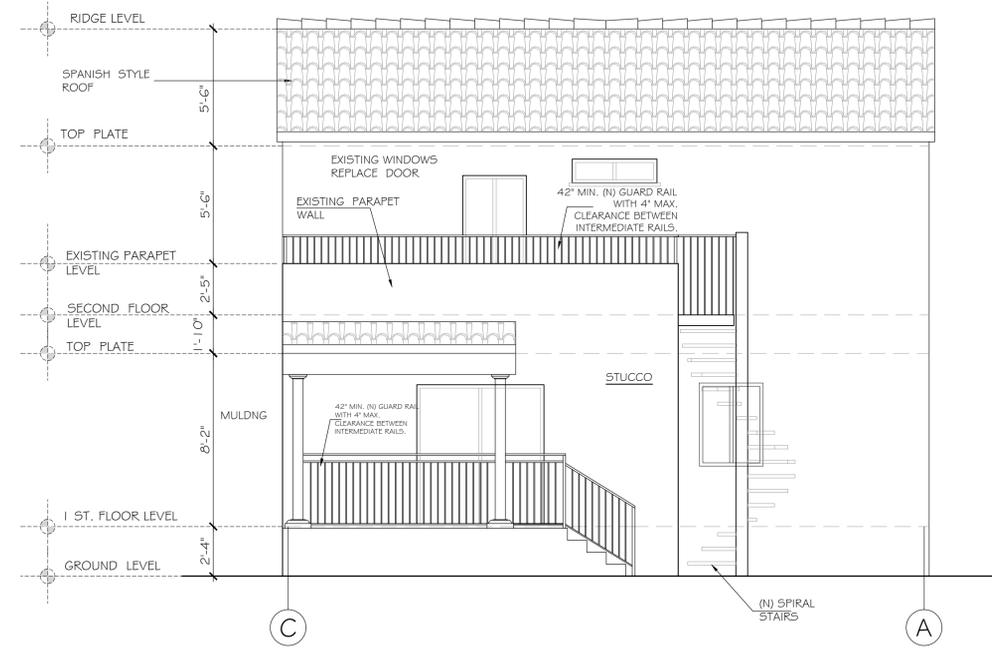
PROPOSED SECTION 1-1

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



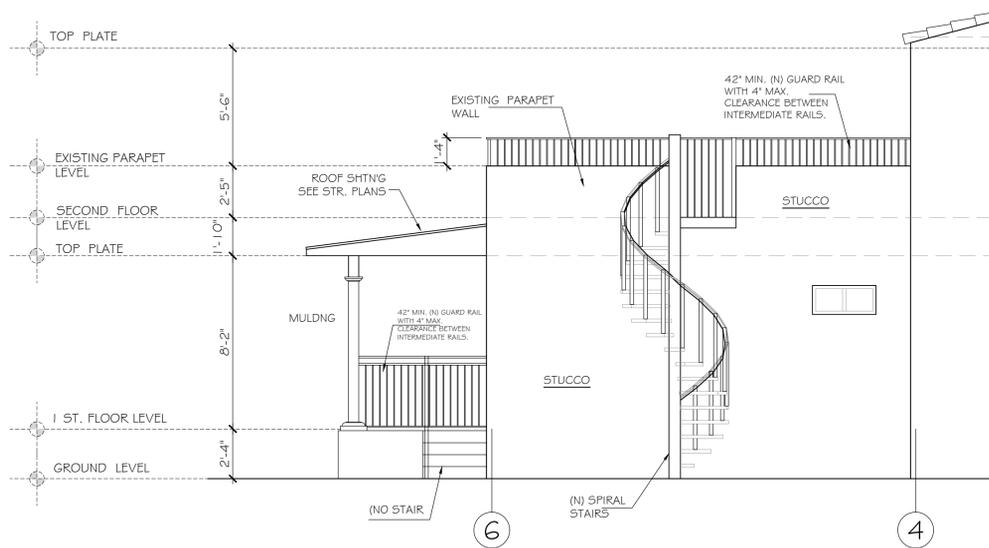
PROPOSED SECTION 2-2

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



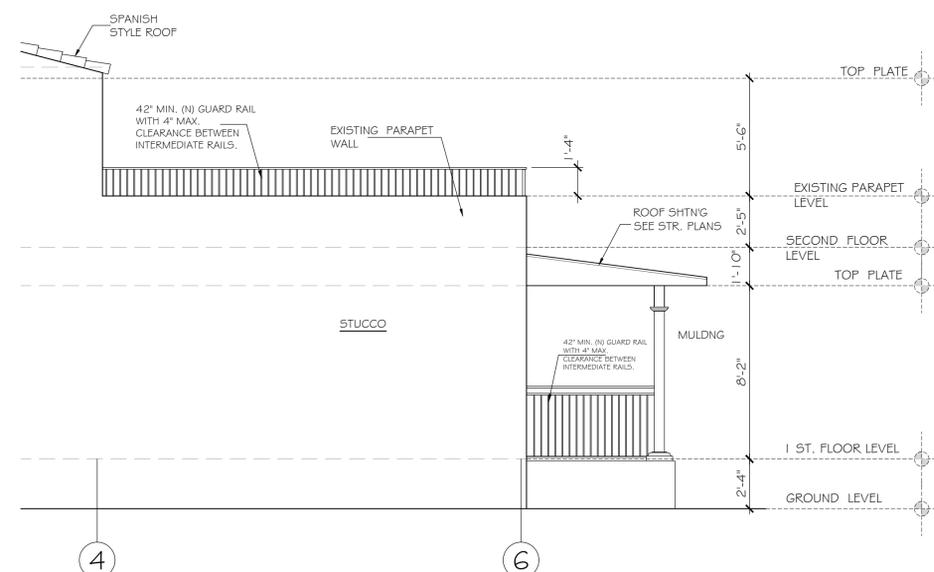
PROPOSED RARE ELEVATION

SCALE: 1/4"=1'-0" 3



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0" 5



PROPOSED LEFT SIDE ELEVATION

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

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PROJECT TITLE: NEW BALCONY AND PATIO  
 OWNER: BOYALYAN'S RESIDENCE  
 JOB ADDRESS: 1320 WINCHESTER AVE., GLENDALE, CA 91202

JOB NO.: A-1850  
 DRAWN BY: A.I.  
 CHECKED BY: A.I.  
 DATE: 03-06-19  
 SHEET TITLE: PROPOSED ELEVATIONS AND SECTIONS

SHEET NUMBER  
**A-3**  
 SHEETS 3 OF 3