



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE DESIGN REVIEW BOARD**

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

July 13, 2023 <i>Hearing Date</i>	5120 Finehill Avenue <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5601-021-013 <i>APN</i>
PDR-001346-2023 <i>Case Number</i>	KASYA Design <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	Susanna Muradyan <i>Owner</i>

Project Summary

To construct a new 1,582 square-foot second-story addition and a new 87 square-foot one-story addition (front entrance) to the existing 1,827 square-foot one-story single-family residence (built in 1955) with an existing attached two-car garage on a 9,720 square-foot lot, located in the R1-II (Low Density Residential - Floor Area Ratio District II) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301(e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area.

Existing Property/Background

The subject property is a 9,720 square-foot interior lot with frontage on Finehill Avenue. The lot has a regular rectangular shape, similar to the majority of properties in the neighborhood. The lot slopes gradually upward from the street and it also slopes up along the street from the south to north. The lot is developed with an existing 1,827 square-foot, one-story house, and an attached two-car garage (both built in 1955). The applicant is proposing to construct a new 1,582 square-foot second-story addition (consisting of three bedrooms, an office, and family room) and a new 87 square-foot

one-story addition (front entrance/foyer). The total floor area after the additions will be 3,496 square feet.

There are no proposed changes to the location of the driveway and the attached garage. As a result of the proposed additions, 41 percent of the existing roofs and exterior walls will be removed or abandoned in place. There are no protected indigenous trees on the site or outside of the project boundaries (within 20 feet).

The existing house does not appear to be eligible for listing on the Glendale Register of Historic Resources. It is therefore not considered a historic resource under CEQA.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: II

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.

Site Slope and Grading

None proposed.

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	9,028 sq.ft.	7,504 sq.ft. to 10,000 sq.ft.	9,720 sq.ft.
Setback	23'	13' to 43'	26'
House size	1,601 sq.ft.	1,275 sq.ft. to 3,164 sq.ft.	3,496 sq.ft.
Floor Area Ratio	0.18	0.13 to 0.35	0.36

Number of stories	1 to 2 stories (95% of homes are one-story)	1 to 2 stories (21 one-story and 1 two-story)	2 stories
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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

The existing building footprint will remain unchanged.

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

There is no change to the location of the existing garage or driveway.

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

There is no change to the existing landscaping.

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 project’s site planning is appropriate to the site and neighboring properties and follows the neighborhood context because the proposed additions do not alter the existing building footprint. The existing front entry porch will be infilled and replaced with a new porch and a new one-story addition (87 SF), which will accommodate a new foyer and stairs to the proposed second floor.
- The location of the existing attached two-car garage and driveway (facing street) will not be changed and are consistent with the neighborhood context and site planning.
- The existing 26-foot street front setback and interior setbacks will remain unchanged and meet the zoning code requirements.
- The project does not change existing landscape, which is complementary to building design.
- There are no proposed changes to existing retaining walls, boundary walls (CMU walls), or planter walls. The project proposes new metal gates at the side of the house (facing street), which are appropriately sized and located.

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

Staff recommends the following conditions of approval to help enhance the overall design, scale, and proportions:

- i. Reduce the overall height of the second-story addition.
- ii. Reduce the height of the new front entry porch along with the one-story addition (new foyer/interior staircase).

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 proposed second-story addition is integrated well into the design by creating setbacks and articulations on elevations. The second-story addition follows the site topography by designing the taller massing on upslope side of the property to avoid overbearing forms. Staff believes the overall mass and scale, with the proposed conditions appear to be appropriate and relate to the context of neighborhood's primarily one-story homes and a two-story home (within 300 linear feet from the subject property). Staff recommends the following conditions of approval to help enhance the overall design, scale, and proportions:
 - i. Reduce the overall height of the second-story addition.
 - ii. Reduce the height of the new front entry porch along with the one-story addition (new foyer/interior staircase).
- The overall height of the house will be 28'-0", which is the maximum height limit in this zone for houses with pitched roofs of a minimum 3-feet in 12- feet.
- The proposed roof, which is a combination of hipped- and gabled-roofs with a roof pitch of 5-feet in 10 feet reinforces the proposed design concept, follows the pitch of the existing roofs, and is appropriate to the neighborhood context.

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:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

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

The proposed additions and remodel do not change the existing contemporary architectural style. The design reinforces the overall architectural concept appropriately; however, in order to better integrate the new entry into the overall design, a condition of approval is recommended to reduce the height of the new porch. (See Mass and Scale Section above).

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

Staff recommends the following conditions of approval for the windows:

- i. Provide exterior window sills for all windows throughout the house, appropriate to the overall design and detailing.
- ii. Modify the existing flush vinyl windows (windows that are flush with the exterior walls) on the first floor to be recessed within walls similar to the proposed recessed windows at the second floor, so all windows will be consistent throughout the house and appropriate to the overall design.
- iii. Reduce the size of the front picture window (at the entry area) to be appropriate to the overall design and proportion.

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

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

Lighting, Equipment, Trash, and Drainage

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☐ Light fixture design appropriate to project
- ☐ 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 proposed distribution of materials, colors, and design and detailing including stucco finish, stone veneer cladding and wainscot, composition roofing materials, roof fascia, eave details, primary door, metal side gates, and balcony railings are consistent and reinforce the proposed contemporary design concept, which is appropriate to the neighborhood context.
- The new front entry/porch is similar to the existing entry and provides appropriate focal point and relates to the neighborhood pattern. However, in order to better integrate the new entry into the overall design, a condition of approval is recommended to reduce the height of the new entry area/porch. (See Mass and Scale Section above).

- The new windows (white-color fiberglass windows) will be recessed within walls without exterior sills or trim with a combination of picture (fixed), casement, and horizontal sliding operations. Staff recommends the following conditions of approval:
 - i. Provide exterior window sills for all windows throughout the house, appropriate to the overall design and detailing.
 - ii. Modify the existing flush vinyl windows (windows that are flush with the exterior walls) on the first floor to be recessed within walls similar to the proposed recessed windows at the second floor, so all windows will be consistent throughout the house and appropriate to the overall design.
 - iii. Reduce the size of the front picture window (at the entry area) to be appropriate to the overall design and proportion.
- As shown on site section drawing and window placements in relation to adjacent neighbors (sheet A102 of Attachment # 1), the proposed second-story addition along with the narrow 152 square-foot balcony/walkway at the rear, does not create privacy conflict with the surrounding neighbors due to the site topography, distances from the neighboring homes, and existing tall landscape buffers.
- The existing driveway and front walkway will remain unchanged and there is no proposed change to the existing decorative paving, which relates to the overall design and neighborhood context.
- The proposed plans show the details and locations of light fixtures, gutters and downspouts, and air conditioning units, which are appropriately designed and located.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions:

1. Reduce the overall height of the second-story addition to provide better compatibility with the neighborhood context.
2. Reduce the height of the one-story addition and the new front entry area/porch for better compatibility with the overall design, scale, and proportions.
3. Reduce the size of the front picture window (at the entry area) to be appropriate to the overall design and proportion.
4. Provide exterior window sills for all windows, appropriate to the overall design and detailing.
5. Modify the existing flush vinyl windows on the first floor to be recessed within walls similar to the proposed recessed windows at the second floor, so all windows will be consistent throughout the house and appropriate to the overall design.

Attachments

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