



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

November 9, 2023 <i>Hearing Date</i>	4208 New York Avenue (Lot B) <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5606-013-063 <i>APN</i>
PDR-002027-2023 <i>Case Number</i>	Rafael Estevez <i>Applicant</i>
Dennis Joe, Senior Planner <i>Case Planner</i>	Robert Hall <i>Owner</i>

Project Summary

With the lot lines reconfigured for the project site totaling 15,603 square feet (SF), the applicant is requesting to demolish the existing one-story, 756 SF single family dwelling (constructed in 1924) and one-car garage and to construct two new single family residences on the reconfigured lots located in the R1 II (Low Density Residential, Floor Area District II) zone. Case No. PDR-002027-2023 consists of a new one-story, 1,880 SF single family residence with an attached two-car garage and attached 784 SF accessory dwelling unit on an 8,984 SF flag lot.

Environmental Review

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 to construct one single-family residence.

Existing Property/Background

The project site consists of two parcels (APN's 5606-013-062 and 5606-013-063) and is developed with a one-story 756-square-foot single-family dwelling (constructed 1924) that straddles the interior property line between the two parcels. On January 10, 2023, the Director of Community Development approved Lot Line Adjustment Case No. PLLA 2103999, to adjust property lines between the two parcels resulting in a 6,619 square-foot regularly shaped lot (described as Lot A, APN 5606-013-062) and an 8,984 square-foot flag shaped lot (described as Lot B, APN 5606-013-063). The topography of the sites consists of a gentle downward slope from the northern to southern direction, and is mostly bare with patches of scrubland and trees scattered throughout the property.

There was a single mature coast live oak tree with an approximately 18-inch trunk centrally located on the property which was removed during processing of the Lot Line Adjustment application. The Urban Forester has reviewed this proposal and requires a condition that

one (1) additional new coast live oak tree within the City's parkway be included in the new landscaping plan for each new residence (reference PDR-002027-2023), for a total of two (2) coast live oak trees (Exhibit 5).

A Historical Resource Evaluation by Sapphos Environmental, Inc. (Exhibit 6), was prepared for this project and found that the primary façade of the existing single-family dwelling has been compromised (the front porch was enclosed and a sliding glass door had been added to serve as the primary entrance). The overall character of the building has been compromised and the building does not retain integrity of design and feeling. As a result, the report concluded that 4208 New York Avenue is ineligible for designation at the local, state or national level and therefore is not considered a historic resources under the California Environmental Quality Act (CEQA).

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR 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

Design Review Case No. PDR-002026-2023

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	6,358 SF	5,100 SF - 6,930 SF	8,984 SF
Setback	25 FT	20 FT - 33 FT	106 FT
House size	1,273 SF	1,060 SF - 1,494 SF	1,880 SF
Floor Area Ratio	0.20	0.15 - 0.26	0.21
Number of stories	1-story	1-story	1-story

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

The design of the perimeter wall/fences were not submitted as part of the application. Should the project include a perimeter wall, decorative material that is durable and suitable for exterior use should be employed, such as, wood, wrought iron, stone, split face block or block walls finished stucco should be used for walls and fences. The use of chain-link, vinyl or other plastic material is to be avoided.

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 subject parcel is an 8,984 square-foot flag lot with an approximately 100 foot driveway stem that extends to New York Avenue. The proposed single-family dwelling will be centrally located on the lot with setbacks approximately 106 feet, 6 feet, 18 feet and 4.5 feet from the western (street), northern, eastern and southern interior property lines, respectively.
- While the 784 square-foot attached accessory dwelling unit (ADU) is not reviewable by the Design Review Board, the setbacks for the attached ADU is compliant with state and Glendale Municipal Code at 4.5 feet from the southern interior property line.
- The attached garage is sited on the property with a side-facing garage door and is complementary to the garage pattern of the immediate neighborhood.
- Should the project include a perimeter wall, staff recommends a condition the design of the perimeter wall/fences include a decorative material, such as, wood, wrought iron, stone, split face block or block walls finished stucco. The use of vinyl or other plastic material is to be avoided.

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 subject property is an interior flag lot with an approximately 100 foot long lot stem. The proposed single-family dwelling will be 18 feet tall and setback approximately 106 feet from the street front property line. The overall massing of the project is appropriate for the site and will be partially concealed by the proposed single-family dwelling on the front adjacent lot (APN 5606-013-062; PDR-002026-2023).
- The roof forms of the project are consistent with the overall building design with pitched gabled roofs and complement well with the surrounding neighborhood design 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

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

As indicated on the applicant’s architectural statement (Exhibit 7), the design focuses keep with the variety of style of the neighborhood (primarily Minimal Traditional). The windows throughout the new dwelling include nail-on (flush), vinyl windows with horizontal sliding operations throughout the building. A condition is recommended for the windows on the building be constructed with a recessed placement retreated with wood sills and surrounds to enhance the overall design aesthetic and complement the Minimal Traditional style.

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

Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal.

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 project incorporates design details that are complementary to the existing style of the single-family dwelling with composite horizontal siding, asphalt shingles and wooden fascia.
- The windows throughout the new dwelling include nail-on (flush), vinyl windows with horizontal sliding operations throughout the building. A condition is recommended for the windows be constructed with a recessed placement retreated with wood sills and surrounds to enhance the overall design aesthetic and complement the Minimal Traditional style.
- While the design for the front entry door and side light were not provided, as condition is recommended that details of the design are to be provided for staff's review prior to building plan check.
- Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal.

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. Prior to plan check submittal, the door design shall be provided for staff's review and approval to match the style of the building.
2. The windows on the building be constructed with a recessed placement retreated with wood sills and surrounds to enhance the overall design aesthetic and complement the Minimal Traditional style.
3. Should the project include a perimeter wall, decorative material that is durable and suitable for exterior use should be employed, such as, wood, wrought iron, stone, split face block or block walls finished stucco should be used for walls and fences. The use of chain-link, vinyl or other plastic material is to be avoided.
4. As conditioned by the Urban Forester, one (1) additional new coast live oak tree shall be included in the new landscaping plan for each new residence associated with Lot Line Adjustment Case No. PLLA 2103999 and for a total of two (2) coast live oak trees within the City's parkway.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Interdepartmental Comment – Urban Forester
6. Historical Resources Report – Sapphos Environmental, Inc.
7. Architectural Statement