



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 13, 2017 **DRB Case No.** PDR 1329554

Address 510 – 512 W. Doran Street

Applicant Rodney Khan

PROPOSAL: The applicant is proposing to relocate the existing historic single-family dwelling unit to the north-east portion of the 14,225 square-foot lot, and to construct 3 new residential dwelling units (1 detached unit and 2 attached units), for a total of 4 residential units on the project site. The project will provide a total of 8 parking spaces in private, attached garages and 1 unenclosed guest parking space. The project includes common open space, private open space and landscaping.

ENVIRONMENTAL REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian					X	
Malekian			X			
Simonian	X		X			
Totals			3	0	1	
DRB Decision		Adopt Final Mitigated Negative Declaration.				

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian					X	
Malekian			X			
Simonian	X		X			
Totals			3	0	1	
DRB Decision		Approve with conditions.				

Conditions

1. Comply with the mitigation measures specified in the Final Mitigated Negative Declaration regarding Cultural Resources and the relocation and rehabilitation of the existing on-site residence.
2. Revise the design of the northwest unit and the adjacent portion of the garage to provide room for a landscape buffer with a minimum dimension of 18" between the historic house

- and the driveway. This revision should include moving the east wall of the northwest unit toward the west and moving the garage toward the west.
3. Provide simulated divided light windows at the north, east, and west facades of the northwest unit, with a muntin pattern reflecting the windows of the historic house or typical of the period. Consider revising the window pattern at the lower level, possibly incorporating a tripartite design where appropriate.
 4. Enhance the design of the front entry of the northwest unit by incorporating a separate bracketed roof rather than the proposed roof extension.
 5. Provide more detail at the front balcony of the northwest unit to provide greater visual interest.
 6. Revise material of all balcony railings from the proposed metal to a material more consistent with the design and appearance of the project.
 7. Revise the sideyard gates to be more in keeping with the existing and proposed siding materials and the overall design.
 8. New brick at rebuilt upper portion of the chimney of the historic house shall match the existing brick in terms of dimension, color, and texture. Ensure that adequate space is maintained between chimney and property line for Fire Department access.
 9. Modify the landscape plan to incorporate an appropriate combination of drought tolerant landscaping and lawn area in order to create walkable surfaces to allow for accessibility around the development
 10. Revise the plant palette for the landscape plan to provide more traditional style drought tolerant landscaping that is consistent with the Transitional Craftsman style of the development.
 11. Ensure that moving plan to be provided by a qualified building mover includes a contingency provision covering any unexpected conditions arising during the preparation and implementation of the move.

Analysis

Site Planning: The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The existing house will be relocated on-site and will not be demolished as part of the proposed project. Moving the historic house to the northeast corner of the lot is appropriate in that it allows retention of the building while allowing development of the site. The mitigation measures incorporated in the Final MND for this project require that the applicant provide a detailed moving plan to be prepared by a State-licensed house mover with proven historic structure experience.
- Along this portion of West Doran Street, the predominant street-front setback is 20'-0". This project, as noted earlier, received approval of an Administrative Exception to allow the relocated dwelling unit to maintain a minimum 20'-0" street-front setback. The new development on-site will provide the code required 25'-0" minimum street-front setback, providing some visual deference to the historic house.
- As conditioned, reducing the size of the northwest unit and moving its adjoining garage to the west will allow for a landscaped buffer between the historic house and the driveway and also provide a greater separation between the two structures.
- The location of the common open space at the rear of the lot is accessible to all of the units and appropriate screening is incorporated into the design to separate the area through the use of landscaping including trees and hedges. The adjacent front patios for the rear two units are screened from the common open space by a latticed patio enclosure.
- Access to the parking garages for the new units will be off of West Doran Street and the proposed driveway width has been minimized to 9'-3". The proposed parking garages are

attached to the new development and are appropriately incorporated into the overall design of the building.

- The proposed landscape design incorporates new drought tolerant landscaping on the site. However the selected plant material features desert-like plants that would be more appropriate to a Spanish-style development. The proposed groundcover, Senecio Serpens, does not allow for adequate pedestrian circulation on the property. As indicated on the landscape plan, the proposed planting materials which include succulents and other desert-like plants that would be more appropriate to a Spanish-style development. A condition of approval requires the landscape plan be revised to include more appropriate drought tolerant landscaping and to incorporate an appropriate combination of drought tolerant landscaping and lawn area to create walkable surfaces and allow for greater accessibility around the project site.
- The proposed perimeter walls will feature a horizontal wood design that is compatible with the Craftsman style of the development. A condition of approval requires that the design of the sideyard gates be revised to be more consistent with the overall design of the development.
- The mechanical equipment for the new dwelling units is located on the rooftop and is appropriately screened by the design of the roof structure.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The property is located in a multi-family zone where the neighborhood is comprised of a variety of one, two, and three- story residential buildings in a variety of architectural styles. The surrounding development includes both single-family and multi-family development. The proposed project fits into its context.
- Though the setting will be altered, the existing house will remain a free-standing structure, allowing it to convey its history while allowing for the development of the site.
- As conditioned, increasing the separation between the historic house and the northwest unit will enhance the overall massing of the project.
- The massing of the new construction is appropriately broken up along the interior property lines by stepping the second story back from the first. Portions of the second-story cantilever over the first floor, primarily over the parking garages, which further breaks up the massing.
- The apparent size and scale of the development is diminished because the units facing the street are designed as separate buildings rather than a single building frontage.
- The overall height of the development will be 24'-1" and two-stories, with a proposed 4:12 roof pitch. The height of the existing one-story dwelling unit will remain at 23'-7" with an existing roof pitch of 6:12. The proposed hipped roof forms of the new buildings are consistent with the existing dwelling on-site that will be maintained.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The mitigation measures incorporated in the Final Mitigated Negative Declaration for this project require that the applicant submit a detailed restoration plan for the existing residence that will ensure that the character defining features of the home be preserved and reused for the project.
- The proposed design of the new dwelling units is consistent with the existing Transitional Craftsman dwelling that will be relocated on-site through the use of materials and detailing.

- Most new windows will be aluminum-clad wood, clear glass, single-hung, and recessed with wood sills and frames to match the existing dwelling. As conditioned, the windows at the northwest unit that are visible from the street will have external muntins grids to give the design a stronger connection with the adjacent historic house. The existing windows for the historic house will be maintained, and will be sanded and repaired as needed during construction. The new three-part window on the south façade will be detailed to match the windows along the north façade of the house with hung windows on either side of a new fixed window. The top part of the fixed window will have exterior grid detailing to be consistent with the design of the windows on the house.
- The new units will have a synthetic wood siding that is consistent with the horizontal wood siding typical of the Transitional Craftsman-style of the existing dwelling.
- As conditioned, the sideyard gates and balcony railings will be redesigned to better reflect the overall design and feel of the project.
- The entry doors of the new dwelling units are proposed to be wood with panel detailing and partial glazing.
- The driveway will feature a porous brick paving material with a weaved pattern. The walkways and patios will feature a standard brick paving material.

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vista Ezzati, Planning Associate

A RESOLUTION OF THE DESIGN REVIEW BOARD
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN MITIGATED NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

WHEREAS, the Director of Community Development considered the Initial Study, prepared on behalf of Design Review Board Case No PDR 1329554 for the development of a 3-unit multi-family residential development in conjunction with the relocation and preservation of an existing Transitional Craftsman residence, located at 510-512 West Doran Street approved on July 13, 2017, a Proposed Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Proposed Mitigated Negative Declaration was made available for a 20-day public review and comment period; and

WHEREAS, a Final Mitigated Negative Declaration has been prepared incorporating any comments received during the review period and any responses to those comments; and

WHEREAS, the Mitigated Negative Declaration reflects the independent judgment of the City of Glendale; and

WHEREAS, the Design Review Board acknowledges the findings of the Director of Community Development with respect to the preparation of the Mitigated Negative Declaration; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the City of Glendale finds on the basis of the whole record including the Initial Study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, and that the Design Review Board adopts the Mitigated Negative Declaration prepared on behalf of Design Review Board Case No PDR 1329554 and the Mitigation Monitoring and Reporting Program.

Adopted this 13th day of July, 2017.



Chairperson

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The following mitigation measures shall apply to the proposed multi-family development project, located at 510-512 West Doran Street, to reduce identified impacts to less than significant levels.

- CR – 1** The applicant shall provide a detailed moving plan for the existing residence (512 W. Doran Street) to be prepared by a State-licensed house mover with proven historic structure experience. The moving plan shall include a survey of the current site plan, the proposed site plan, and detailed specifications for any portions of the house that may require dismantling and re-installation. This includes, but is not limited to, the steps, base, and railings at the front porch.

Monitoring Action: Plan Review

Timing: Prior to issuance of development permits (plan review).

Responsibility: Director of Community Development

- CR – 2** The applicant shall submit a detailed restoration plan for staff review and approval for the existing residence (512 W. Doran Street). The plan shall include and address the following:
- The applicant shall submit high resolution photographs of existing conditions for all façades. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, doors, chimney, and porch elements;
 - The applicant will retain and repair as needed all exterior finishes at the walls and porch of the existing house;
 - The applicant shall revise the elevation drawings to accurately depict the flared condition at the base of the walls;
 - The applicant shall revise the drawings to ensure that the new foundation height for the relocated dwelling matches the existing conditions.
 - The applicant shall retain and salvage the wood siding from the façade and reuse it to the greatest extent possible. Any new wood siding will be milled to match the existing conditions; and
 - As needed, the applicant shall retain and repair as needed all existing windows to the greatest extent possible. That the new window on the south wall in the kitchen, noted as N on the drawings, shall have the same detailing (recess, wood frame, and sill) as the existing windows, and shall be a wood material to match.

Monitoring Action: Plan Review; site inspection

Timing: Prior to issuance of development permits (plan review). During construction activities.

Responsibility: Director of Community Development