



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 10, 2018 **DRB Case No.** PDR 1627565
Address 1829 Kirkby Road
Applicant Vartan Jangozian

PROPOSAL: The applicant is proposing to construct a new two-story, 4,114 square-foot single-family dwelling with an attached 648 square-foot, three-car garage on an approximately 15,880 square-foot lot, zoned R1R (FAR District II).

ENVIRONMENTAL REVIEW

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

DESIGN REVIEW

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

Conditions

1. Redesign the project to more closely reflect the traditional design features of the Craftsman style, including the specific changes identified in Conditions 2 through 8 below.
2. Lower all roof pitches to 3:12.
3. Provide deeper eave overhangs and exposed rafter tails.

4. Redesign the front porch to be more fully covered by the roof and utilized a post-and-beam construction system, possibly incorporating an exposed truss, at the entry area.
5. Redesign all porch columns to be tapered.
6. Eliminate all stucco wall cladding from the proposal and substitute with a more traditional cladding in these areas, such as shingles.
7. Redesign the windows to incorporate external muntin grids and flat trimwork. Provide vertical and horizontal section details of typical window openings to include the sill and trim.
8. Ensure driveway design provides adequate turn-around area to allow forward-facing exiting onto the street.
9. Revise the entry door design to feature a single-door and sidelites.
10. Revise the window operations to be consistent, with preference given to the hung window design.
11. Revise the railing detail to be consistent with the simplified style depicted on the elevation drawings.
12. Revise the drawings to include the gutters and downspouts.
13. Comply with the mitigation measures specified in the Final Mitigated Negative Declaration (MND) regarding Biological Resources.
14. Modify the building footprint and outdoor patio areas to provide a minimum ten foot separation from the cluster of protected Oak trees (#88-90).
15. Minimize the driveway paving area along the north-east portion of the lot near trees #92 and #93 to ensure their health.

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 on-site conditions, such as the street frontages along Kirkby Road on two sides, the up-sloped topography, irregular shape of the lot, the river-rock retaining walls, and the oak trees influence the project's site planning. The building footprint is appropriately sited at the center of the project site in such a way as to address setback regulations, while minimizing the removal of protected trees.
- There is no consistent neighborhood pattern related to the garage location and the project features an attached garage located and accessed via the north-east portion of "upper" Kirkby Road. The proposal orients the garage away from the street consistent with the City's Design Guidelines, and has a prominent setback from this portion of Kirkby Road. The three-car garage and driveway are not proposed at the front of the house along "lower" Kirkby Road so that the oak trees (#88-90) and more of the existing river rock walls in the front setback would be maintained, and less grading would be proposed.
- The project site features a total of 14 indigenous protected trees (Coast Live Oak) on the property or within 20 feet of the site. Eleven of the fourteen indigenous trees are located on the project site, and the remaining three are located on adjacent properties. A total of four on-site trees are proposed for removal for development of the site. The removal of three trees (#85, 86, 87) is due to their location within the building footprint, and the removal of the fourth tree (#91) is due to the presence of significant decay at the base of the tree. Mitigation measures are specified in the Final MND related to Biological Resources. These mitigation measures require that the applicant obtain an Indigenous Tree Permit and comply with the Urban Forestry Department comments, dated January 2, 2018 (Attachment #9). Based on the Urban Forestry Department comments, two conditions of approval are being placed on the project: related to revising the footprint of the house to provide a ten foot separation from the cluster of oak trees (#88-90) along the

western portion of the lot, and minimizing the driveway paving area near trees #92 and #93 to ensure their health.

- Development of the project site will require grading that consists of 308 cubic yard of cut and 112 cubic yards of fill, resulting in a total export of 196 cubic yards of soil.
- The driveway will be a decorative permeable paver that is compatible to the design of the new house.
- In addition to the seven on-site indigenous trees proposed to remain, the project features drought tolerant landscaping that is compatible with the proposed design of the new house, including trees and tall shrubs.

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 surrounding neighborhood features one- and two-story homes, with the properties directly to the east and west of the site being two-story homes. Additionally, the through-lot property across the street at 1825 Verdugo Vista Drive is three-stories in height. Given this neighborhood context, the applicant's proposal to build a two-story home is consistent with the neighborhood.
- Proposed at 4,114 square-feet, the house is the second-largest in the survey area. However, the massing of the new house is broken up using a number of architectural devices, including stepped building forms that follow the topography, and change in materials and façade planes. The second story steps in from the first floor significantly along the front elevation (south), and also along the sides (east and west) that are adjacent to neighbors. Along the rear (north), the project will appear to be one-story, as the lower floor is built into the hillside.
- The property is upslope from the street with an average current slope of 12.94%. Portions of the new house are built into the hillside to help reduce the appearance of mass, and the new house follows the topography of the site, terraced up from "lower" Kirkby Road.
- Based on the uphill slope of the property, and including the stairs at the front entry, the overall height is 35'-0", which is the maximum allowed under the Zoning Code.
- The new house features a hipped roof design to help minimize the appearance of mass. A condition of approval requires that the roof pitch be lowered to 3:12 to be more consistent with the traditional Craftsman style.

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:

- Overall, the applicant's proposed design and detailing is consistent through the use of materials, window type, and colors. Additional conditions of approval require the detailing to be redesigned to more closely reflect the traditional design features of the Craftsman style.
- The entryway is well integrated into the design as it is setback from the street and features a covered porch with a recessed entry. A condition of approval requires the entry door be redesigned to feature a single-door and sidelites. Additionally, conditions of approval regarding the porch columns will enhance the design of the entry.
- The new windows will be block frame, brown in color, fiberglass, and a combination of hung windows and casement along the west façade. Conditions of approval require that the window operations be revised to be consistent throughout, with preference given to the hung window design, and that external muntins be incorporated into the design. The drawings indicate that the windows will be recessed into the wall openings with a fiberglass or stone window sill and stucco frames. Conditions of approval require that the

window details be revised to include a wood sill and flat trimwork to be consistent with the traditional Craftsman style.

- The proposed materials for the new house features cement-board lap siding, flat roof tiles, wrought iron railings, and a decorative stone veneer finish to mimic the existing river-rock retaining walls, which are appropriate for the proposed design. A condition of approval requires that the stucco wall cladding be eliminated from the design and more traditional cladding consistent with the Craftsman style be incorporated.
- The elevation drawings indicate that the wrought iron railings will have a simple vertical detail with a horizontal top, but the detail on the drawings (Sheet A-6) indicates the railings will have a twisted metal detail that isn't consistent with the style of the house. A condition of approval requires that the wrought iron railing detail be revised to be consistent with the simplified style depicted in the elevations.
- Permeable paving materials are proposed for the driveway, walkways, and outdoor deck areas, consistent with the City's Design Guidelines.

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 Case No. PDR 1627565 for the development of a new single-family residence located at 1829 Kirkby Road and approved on May 10, 2018, 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 has read and considered the Mitigated Negative Declaration; 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 there is no substantial evidence that the project will have a significant effect on the environment, and that the Design Review Board adopts Mitigated Negative Declaration prepared on behalf of Design Review Case No. PDR 1627565 and the Mitigation Monitoring and Reporting Program attached as Exhibit A.

Adopted this 10 day of MAY, 2018

Chairperson

MITIGATION MONITORING AND REPORTING PROGRAM

The following mitigation measures shall apply to the proposed single-family residence located at 1829 Kirkby Road to reduce identified impacts to less than significant levels.

- BIO-1** The applicant shall comply with the Urban Forestry Department Comments, dated January 2, 2018, which shall include the following:
- Obtain an Indigenous Tree Permit to perform work near and for the removal of four of the indigenous trees.
 - The property owner shall work with the AOR to create a reforestation or restoration plan to replace the four trees being removed.
 - The AOR shall provide the Urban Forestry Department with a report that assesses the appraised value of the protected trees on the property that are to be preserved.

Monitoring Action: Plan review; Site inspection

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

Responsibility: Department of Public Works; Arborist of Record (AOR)

- BIO-2** The applicant shall comply with all of the tree protection measures listed on the Indigenous Tree Protection Measures sheet that will be supplied with the Indigenous Tree Permit and all applicable construction guidelines included in the Indigenous Tree Report prepared by Arsen Margossian, dated November 24, 2017.

Monitoring Action: Plan review; Site inspection

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

Responsibility: Department of Public Works; Arborist of Record (AOR)