



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 8, 2022 <i>Decision Date</i>	5105 Finehill Avenue <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5601-020-006 <i>APN</i>
PDR 2209593 <i>Case Number</i>	Harut Nazaryan <i>Applicant</i>
Dennis Joe, Senior Planner <i>Case Planner</i>	Ed & Sosie Kralian <i>Owner</i>

Project Summary

The applicant is proposing to add 1,237 square feet (SF) to an existing 1,280 SF, one-story, single-family residence (constructed in 1955) on a 9,269 SF corner lot, zoned R1 (Floor Area District II). The project includes a 451 SF addition at the front of the house at the intersection of Finehill and Henrietta Avenues, a 768 SF addition at the side (north) façade that includes expansion of the garage to make it code compliant, and an 18 SF addition at the rear that is visible from Henrietta Avenue.

Environmental Review

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 proposed additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the additions.

Existing Property/Background

The project site is a 9,269 square-foot corner lot, located on the northwest corner of Finehill Avenue and Henrietta Avenue. The parcel is irregularly-shaped and has a subtle downward sloping topography that declines towards the south (Henrietta Avenue) and the east (Finehill Avenue). The existing house sits on an existing flat pad that was graded when the neighborhood was originally developed. Majority of the project will be primarily sited on the property's existing flat pad. However, minor grading (approximately 38 cubic yards) will occur at the northern interior yard to set the bedroom and garage additions into the existing slope and towards the north interior property line. The property is developed with an existing one-story, single-family residence and an attached garage that is accessed from Finehill Avenue. Staff has determined that the property does not appear eligible for historic designation at the federal, state, or local level and is not considered a historic resource under CEQA.

A single protected indigenous sycamore tree is on or within 20 feet of the subject property and is proposed to remain. The City's Urban Forester had visited the subject property, reviewed the project plans and arborist report, and does not anticipate negative impacts to this tree. A condition of approval is included calling for the applicant to obtain an indigenous tree permit prior to issuance of a building permit to ensure adequate tree protection measures are implemented.

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	8,502 SF	6,468 SF – 10,596 SF	9,269 SF
Setback	21 Ft	13 Ft – 30 Ft	25 Ft
House size	1,609 SF	1,280 SF – 3,164 SF	2,357 SF
Floor Area Ratio	0.19	0.14 – 0.34	0.25
Number of stories	Primarily 1	1- and 2-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

Access into the garage will be maintained from an existing concrete/brick driveway that is accessed from Finehill Avenue.

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

Prior to approval of a building permit, an Indigenous Tree Ordinance (ITO) permit is required to incorporate mitigation and tree protection measures that are to the satisfaction of the City's Urban Forester to preserve the existing sycamore tree.

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 subject property is configured with nonconforming sandstone-colored concrete block walls located within the required six foot street side setback and retaining walls throughout property that are proposed to remain. If these walls are demolished, the replacement walls must comply with current Zoning Code development requirements, as well as design standards.

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 additions are configured with code-compliant setbacks along the street front, street side and interior yards, and continue the setback patterns from Henrietta Avenue and Finehill Avenue.
- The project's additions will be primarily sited on flat portions on the lot. However, portions of the bedroom and garage additions at the north(side) facade require approximately 38 cubic yards of grading (all export) to allow the building to be set into the slope.
- New landscaping will be provided throughout the property with a variety of low- or very-low water use landscaping. Prior to approval of a building permit, an Indigenous Tree Ordinance (ITO) permit is required to incorporate mitigation and tree protection measures that are to the satisfaction of the City's Urban Forester to preserve and protect the existing sycamore tree.

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

The project addition's will be mainly sited on previously graded flat portions of the lot with portions of the bedroom and garage additions will be set into the northern slope to allow the profile the building follow the topography of the site.

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 entry courtyard at the front façade helps break up the overall mass by creating a separation between the front addition and the existing garage wing.
- Most of the proposed additions will be built on flat portions of the lot and will not significantly change the overall height or mass.
- The maximum height of the dwelling will be 15'- 5", which is compatible with the surrounding 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

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

The window schedule indicates that vinyl nail-on windows, with a variety of operations such as casement, awning, fixed and sliding, will be provided throughout the house. However, the proposed elevations and vertical window sections demonstrate that these windows will have block frames recessed into the walls. A condition of approval has been added that all new windows visible from the street shall have a recessed placement and that the number of different operation types be limited. The drawings must also be clarified and revised prior to Building & Safety plan check submittal to indicate if different construction techniques will be employed at existing versus new window openings.

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 design of the additions is consistent with the existing character of the house and new cladding materials will help unify the existing and new portions of the house.
- The project includes a variety of quality materials at the street side and street front facade, such as, asphalt roofing shingles, El Dorado ledgerstone (stack stone) siding base, stucco and smooth cementitious lap siding at the gables.
- As conditioned, the new windows will be appropriate to the design of the house and their final design will be reviewed and approved by staff before issuance of a building permit.

Recommendation / Draft Record of Decision

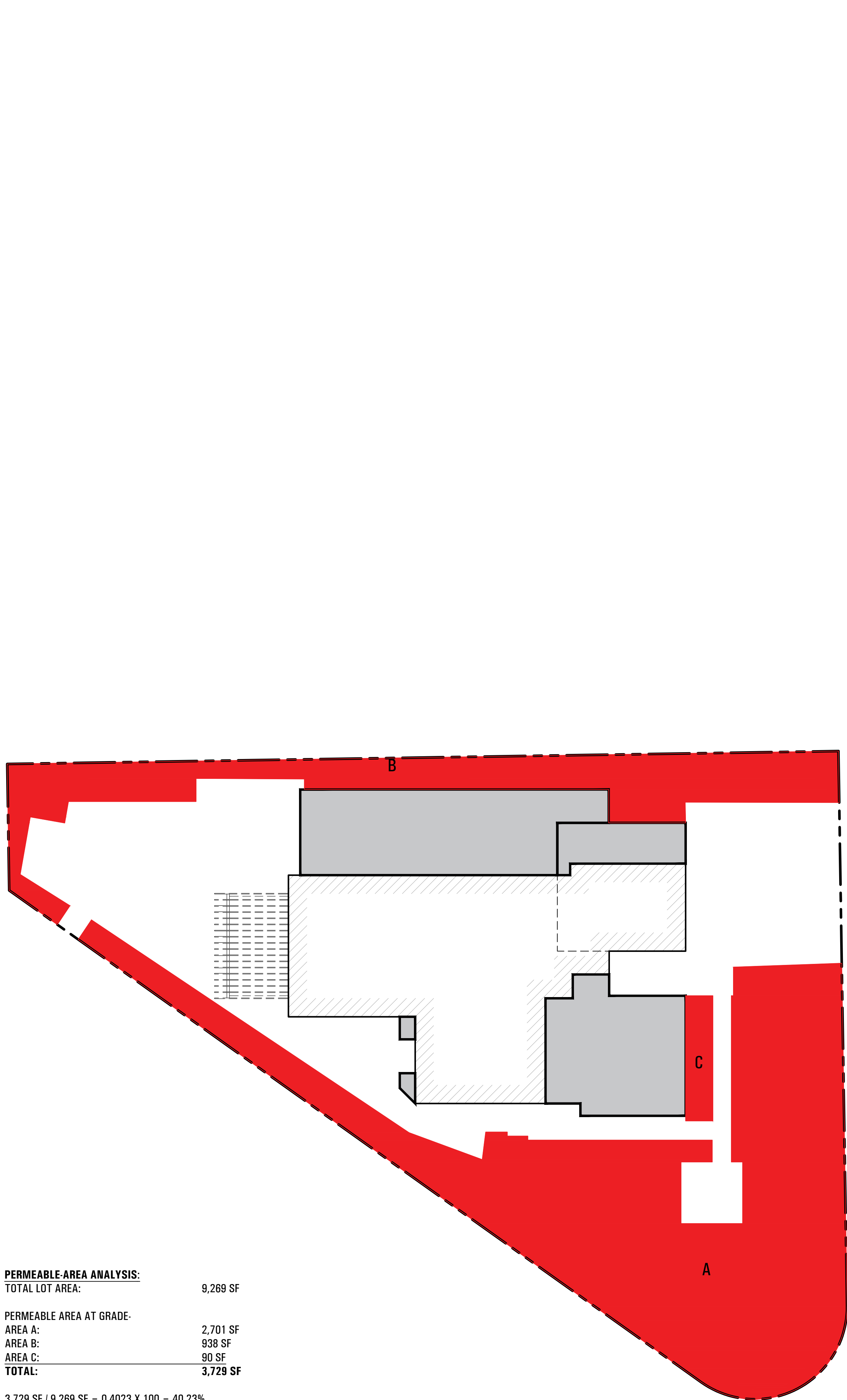
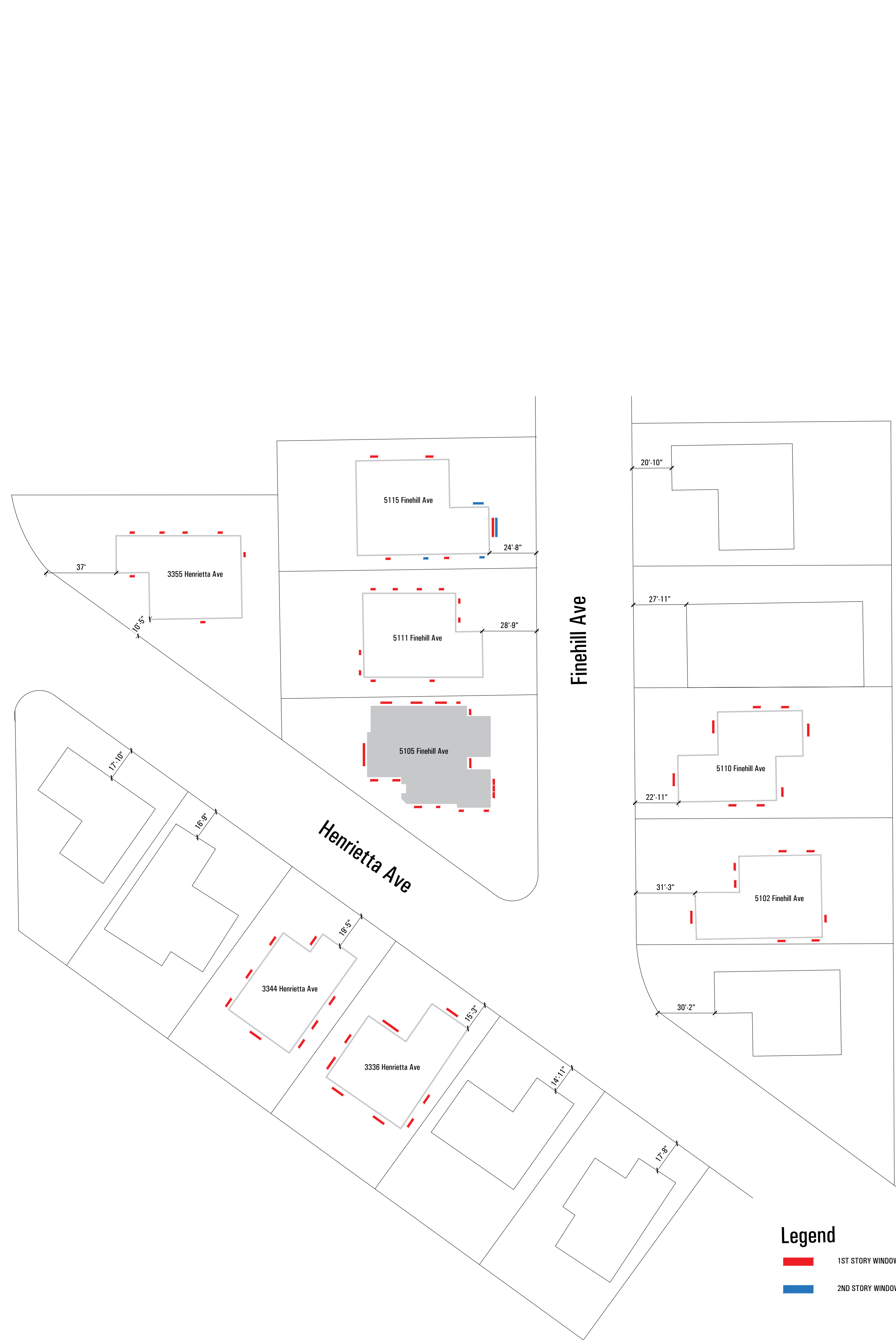
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

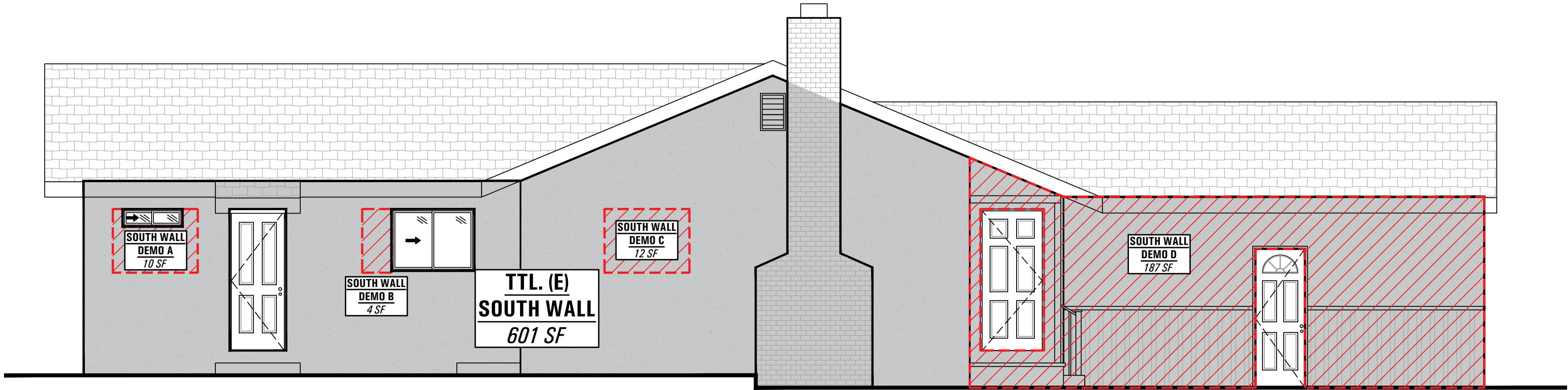
1. Obtain an Indigenous Tree Ordinance (ITO) permit to incorporate mitigation and tree protection measures that are to the satisfaction of the City's Urban Forester to preserve the existing sycamore tree prior to any approval of a building permit.
2. Revise the submittal package to indicate that the number of window operation types will be limited, that all windows will be recessed into the wall and feature wood sills, and that detail drawings are provided to show what frame type (block or nail-in) will be used at new or existing window openings. The revisions must be reviewed and approved by Planning staff prior to issuance of a building permit.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Arborist Report (McKinley & Associates, dated June 22, 2021)

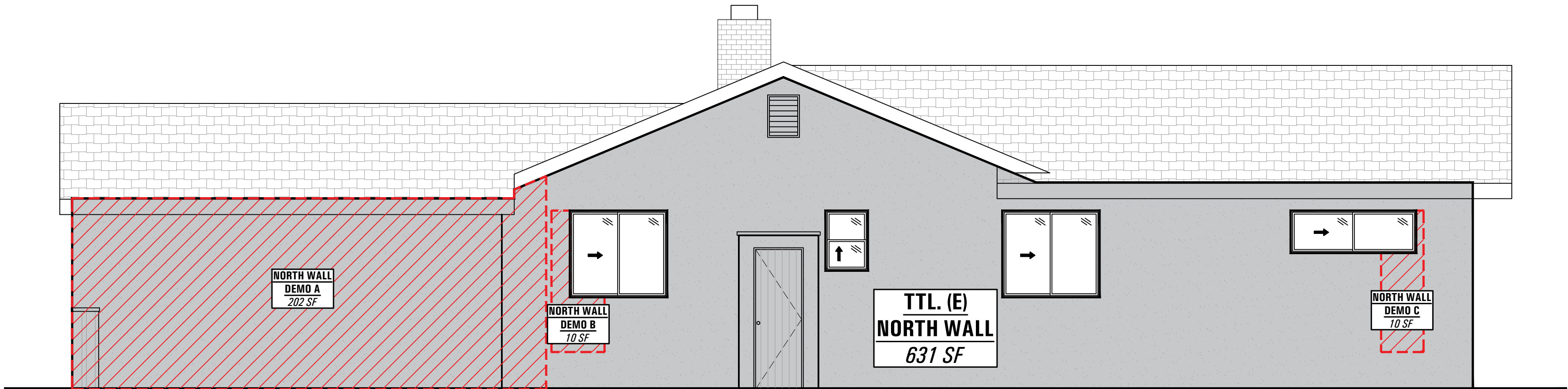


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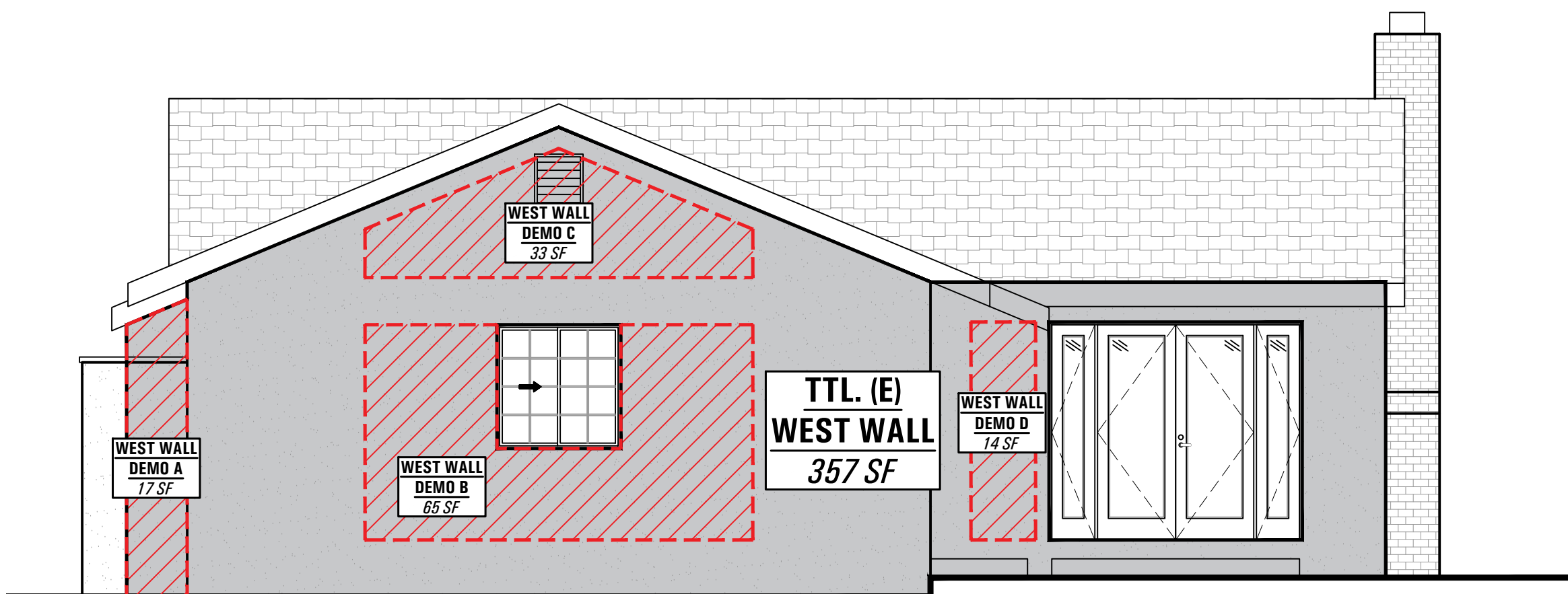
5 SOUTH ELEVATION DEMO DIAGRAM

T-1.2 SCALE: 1/4" = 1'-0"



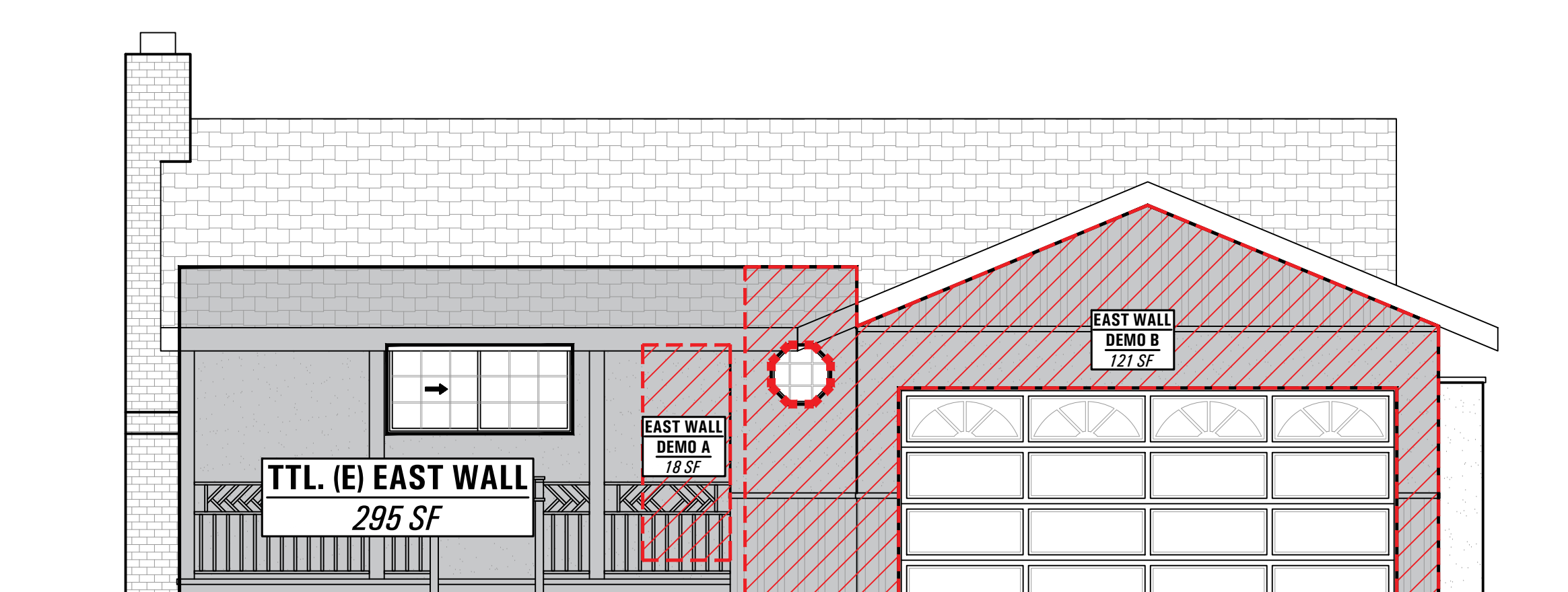
4 NORTH ELEVATION DEMO DIAGRAM

T-1.2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION DEMO DIAGRAM

T-1.2 SCALE: 1/4" = 1'-0"

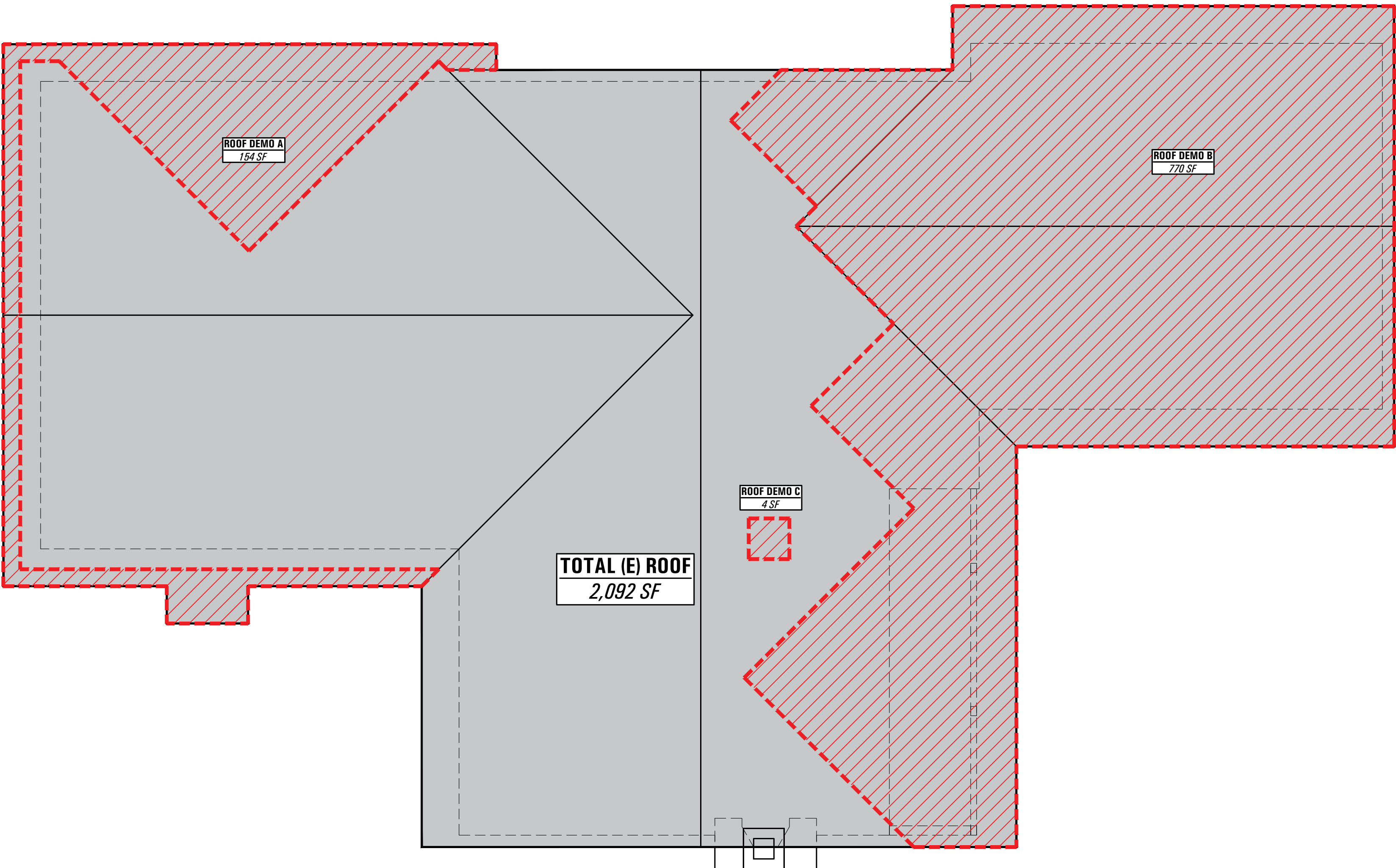


2 EAST ELEVATION DEMO DIAGRAM

T-1.2 SCALE: 1/4" = 1'-0"

WALL DEMO	
SOUTH ELEVATION:	TOTAL (E) WALL AREA = 601 SF
SOUTH WALL DEMO A	10 SF
SOUTH WALL DEMO B	4 SF
SOUTH WALL DEMO C	12 SF
SOUTH WALL DEMO D	187 SF
TOTAL SOUTH DEMO	213 SF
NORTH ELEVATION:	TOTAL (E) WALL AREA = 631 SF
NORTH WALL DEMO A	202 SF
NORTH WALL DEMO B	10 SF
NORTH WALL DEMO C	10 SF
TOTAL NORTH DEMO	222 SF
WEST ELEVATION:	TOTAL (E) WALL AREA = 357 SF
WEST WALL DEMO A	17 SF
WEST WALL DEMO B	65 SF
WEST WALL DEMO C	33 SF
WEST WALL DEMO D	14 SF
TOTAL NORTH DEMO	129 SF
EAST ELEVATION:	TOTAL (E) WALL AREA = 295 SF
EAST WALL DEMO A	18 SF
EAST WALL DEMO B	121 SF
TOTAL NORTH DEMO	139 SF
ROOF DEMO	
TOTAL ROOF AREA:	2,092 SF
ROOF AREA DEMO A	154 SF
ROOF AREA DEMO B	770 SF
ROOF AREA DEMO C	4 SF
TOTAL ROOF DEMO	928 SF

DEMO CALC	
AREA OF EXISTING PERIMETER WALLS TO BE DEMOLISHED	
SOUTH ELEVATION DEMO:	213 SF
NORTH ELEVATION DEMO:	222 SF
WEST ELEVATION DEMO:	129 SF
NORTH ELEVATION DEMO:	139 SF
TOTAL:	703 SF
AREA OF EXISTING ROOF TO BE DEMOLISHED	
TOTAL:	928 SF
TOTAL (E) WALL AREA	
SOUTH ELEVATION :	601 SF
NORTH ELEVATION :	631 SF
WEST ELEVATION :	357 SF
NORTH ELEVATION :	295 SF
TOTAL:	1,884 SF
TOTAL (E) ROOF AREA	
TOTAL:	2,092 SF
(A)	AREA OF EXISTING PERIMETER WALLS TO BE DEMOLISHED: 703 SF
(B)	AREA OF EXISTING ROOF TO BE DEMOLISHED: 928 SF
(C)	TOTAL AREA OF WALLS: 1,884 SF
(D)	TOTAL AREA OF ROOF: 2,092 SF
(A + B) / (C + D)	
(703 + 928) / (1,884 + 2,092)	
1,631 / 3,946	
0.4133 ~ 41.33%	



1 ROOF DEMO DIAGRAM

T-1.2 SCALE: 1/4" = 1'-0"

Contents

DEMOLITION TABULATION

Notes

Legend

Designer

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
Structural Engineer

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No.	Revision/Issue	Date
	-	-

Project Name and Address

FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet T-1.2
Date 6/25/22	
Scale as noted	



3
T-1.3 / VIEW FROM DRIVEWAY
SCALE: 1/4" = 1'-0"



2
T-1.3 / VIEW FROM FRONT YARD
SCALE: 1/4" = 1'-0"



1
T-1.3 / VIEW FROM BACKYARD
SCALE: 1/4" = 1'-0"

Contents ·RENDERINGS		
Notes		
Legend		
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No.	Revision/Issue	Date
△	-	-
Project Name and Address FINEHILL ADDITION 5105 FINEHILL AVENUE GLENDALE, CA 91214		
Project	Sheet	
Date 6/25/22	T-1.3	
Scale as noted		

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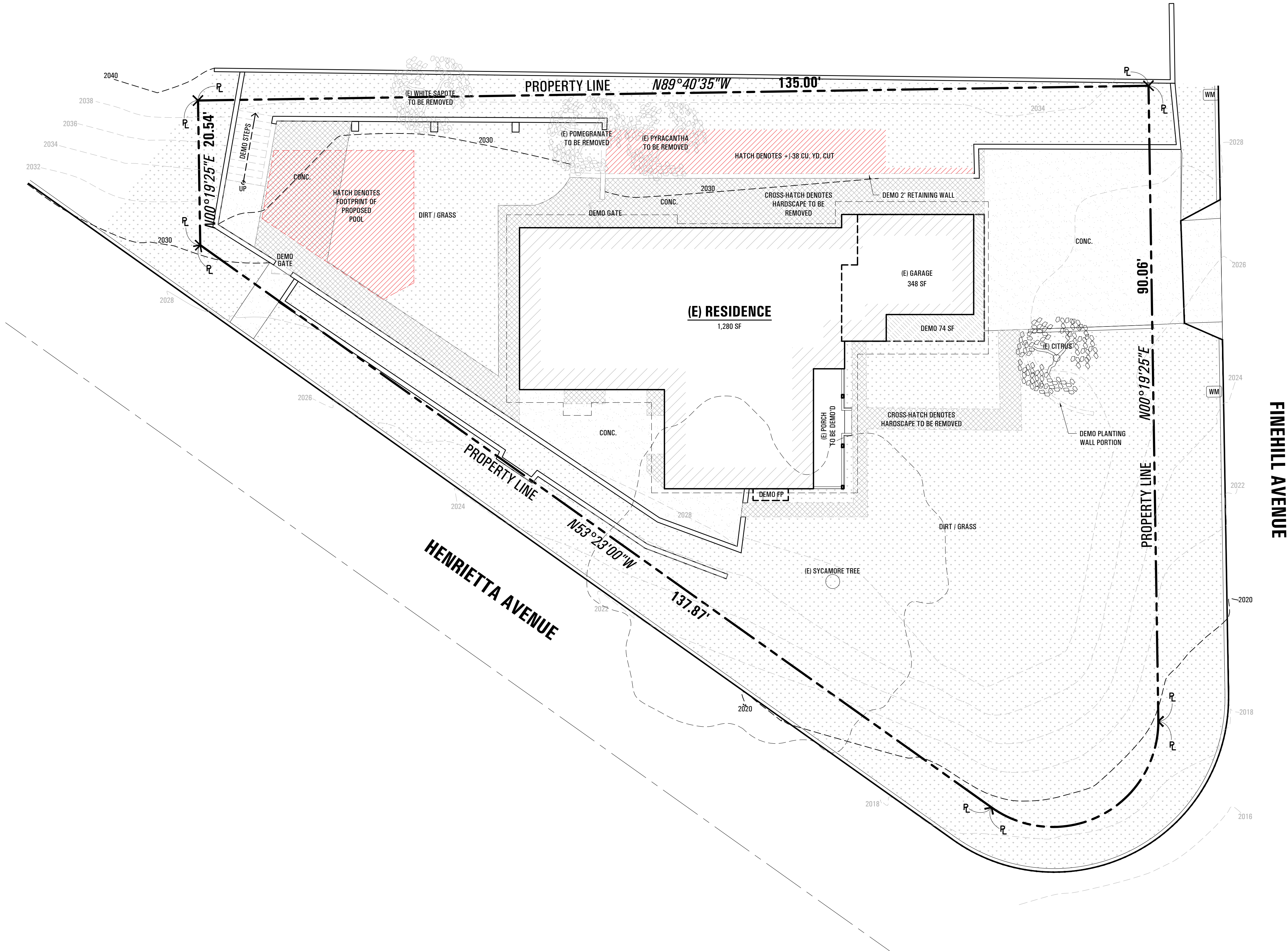
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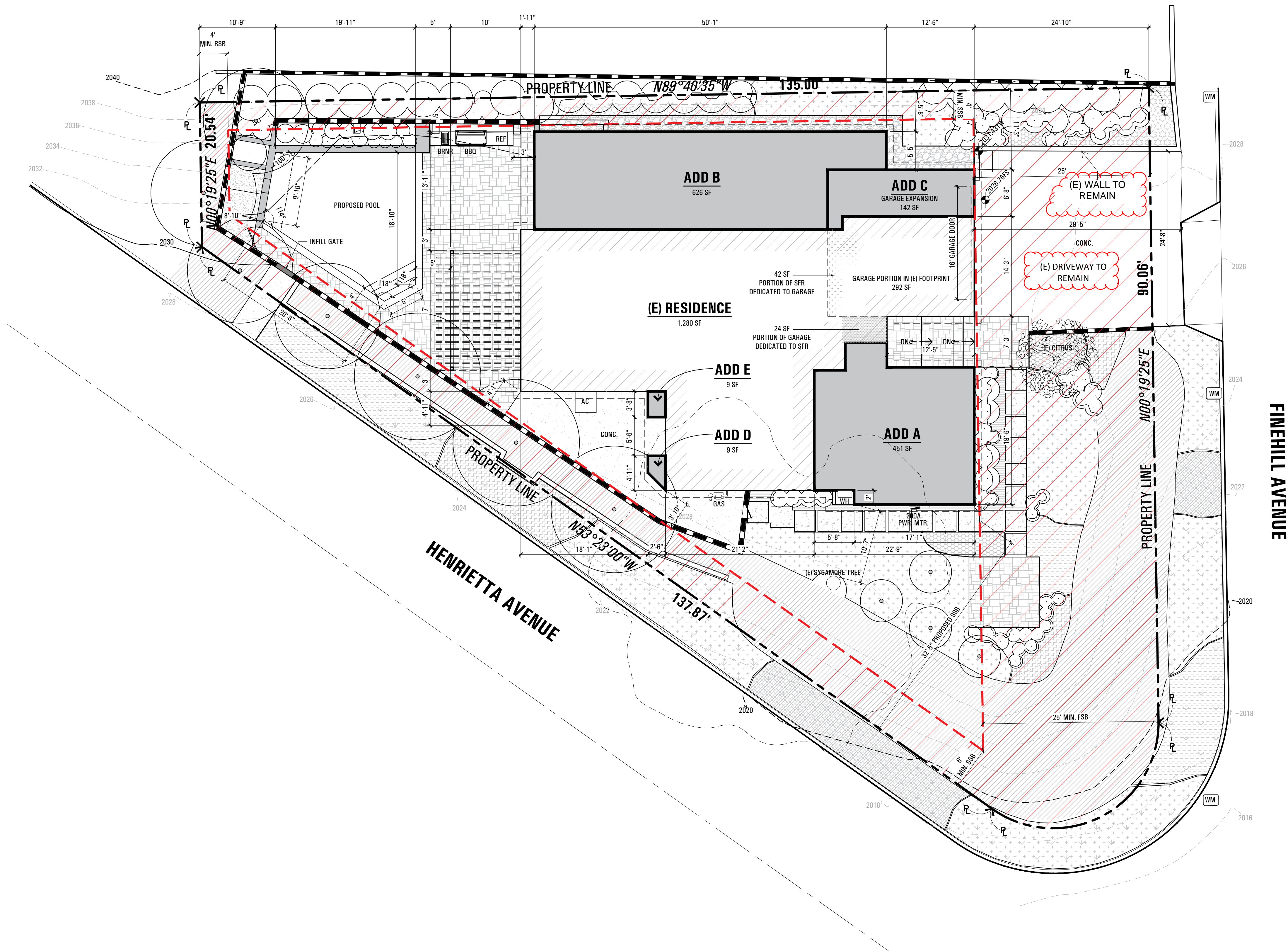
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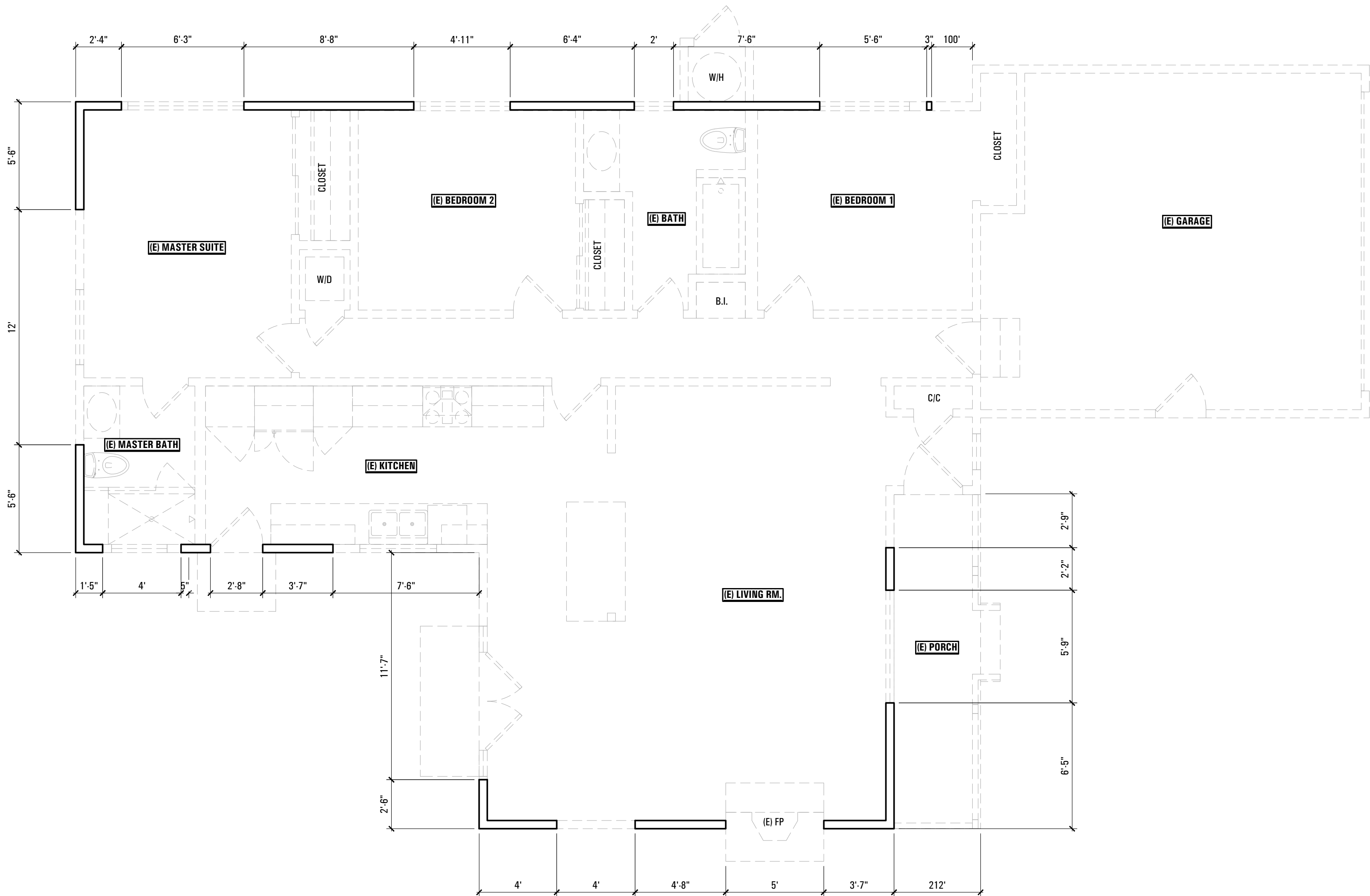
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5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-1.0
Scale as noted	



No.	Revision/Issue	Date
1		





Legend	
	(E) STUD WALL TO REMAIN
	WINDOW
	(E) STUD WALL TO BE DEMO'D

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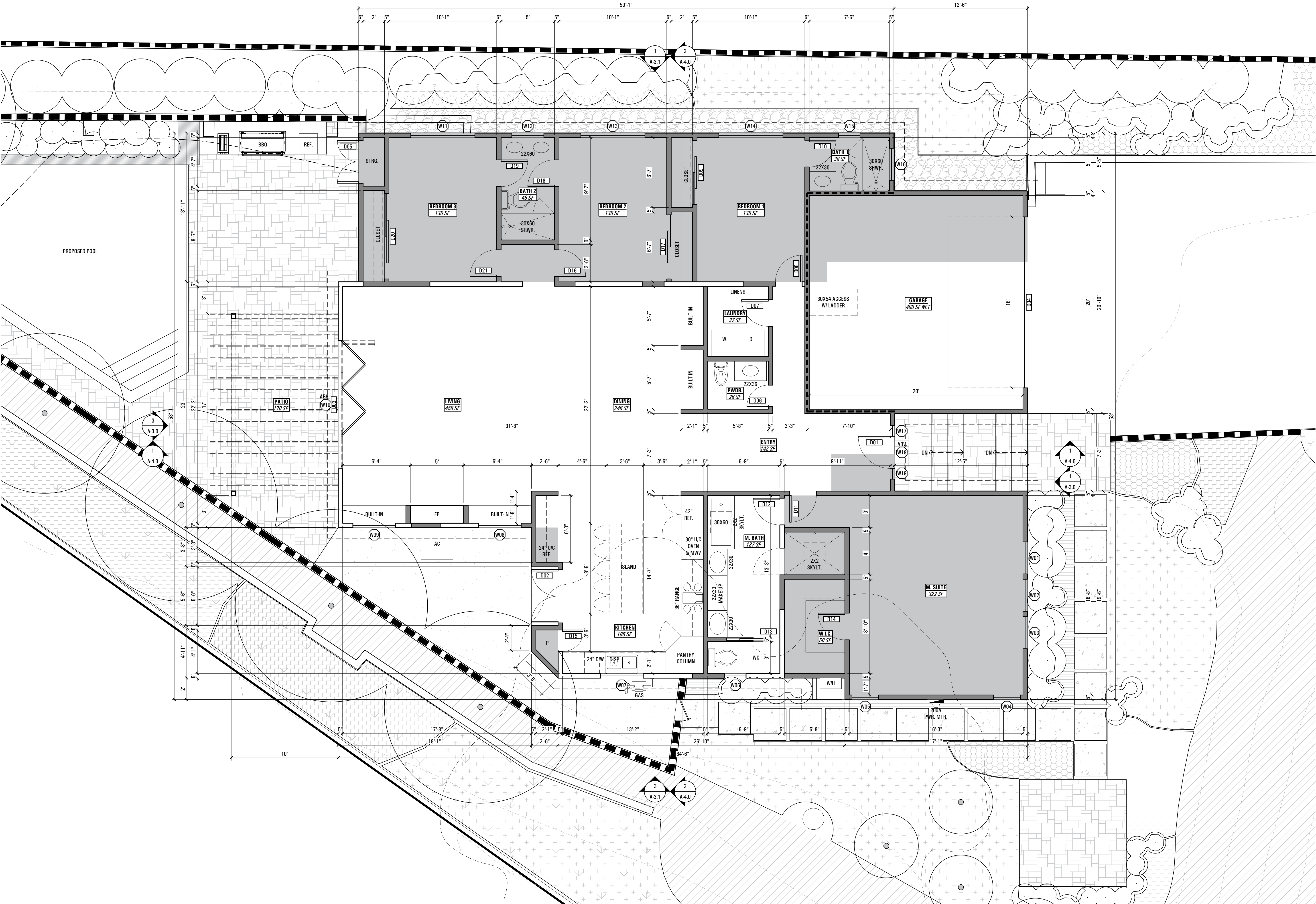
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FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-2.0
Scale as noted	



- Legend
- (E) STUD WALL TO REMAIN
 - (IN) STUD WALL
 - WINDOW
 - 1-HR ASSEMBLY
 - (S) SMOKE ALARM (HARD-WIRED & INTERCONNECTED)
 - (CM) CARBON-MONOXIDE ALARM (HARD-WIRED & INTERCONNECTED)
 - (EF) 50 CFM EXHAUST FAN (NUTONE 696N) FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROLLER.

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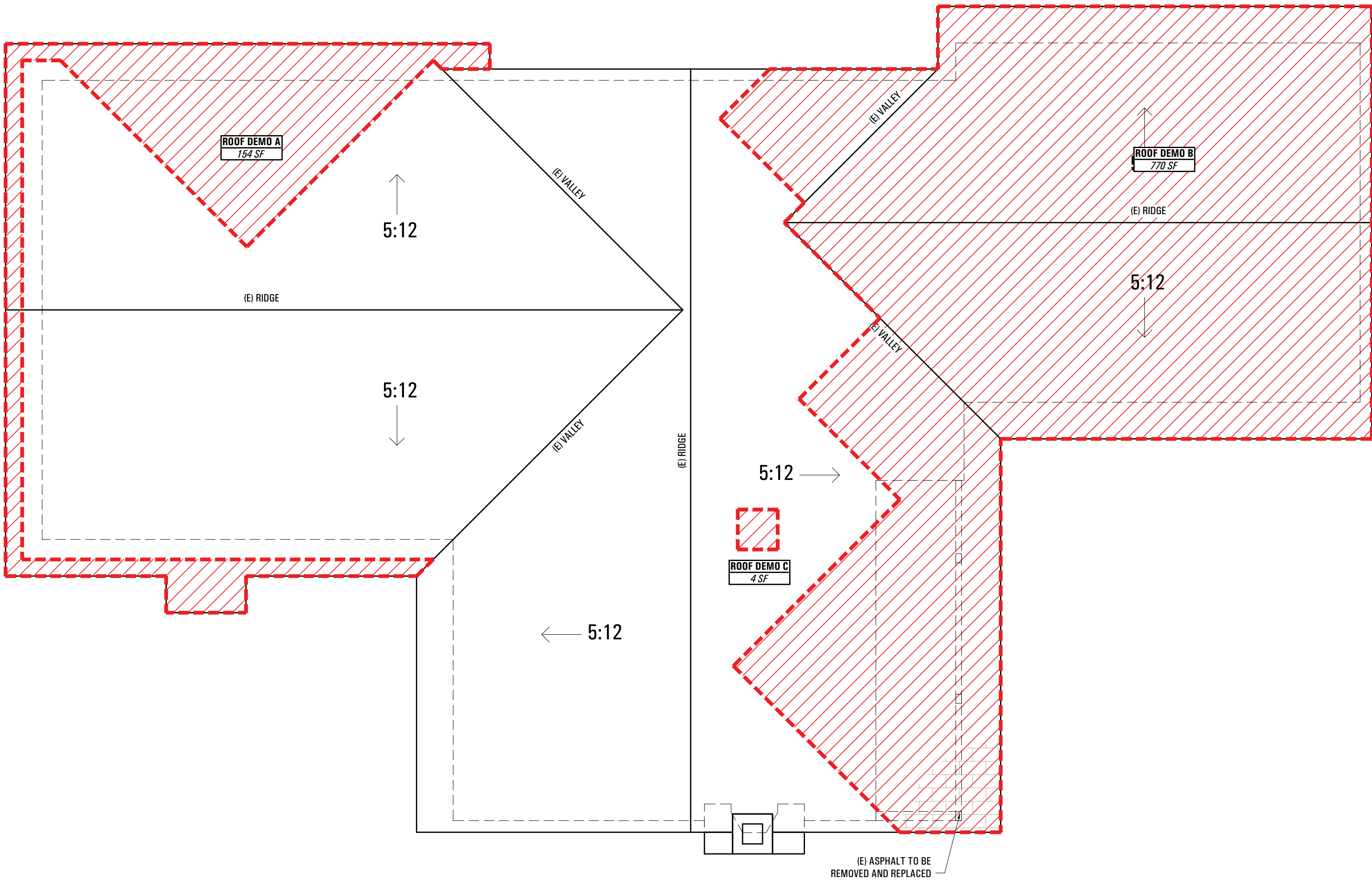
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No.	Revision/Issue	Date
1		
2		
3		

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Project	Sheet
Date 6/25/22	A-2.1
Scale as noted	



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Project

Date

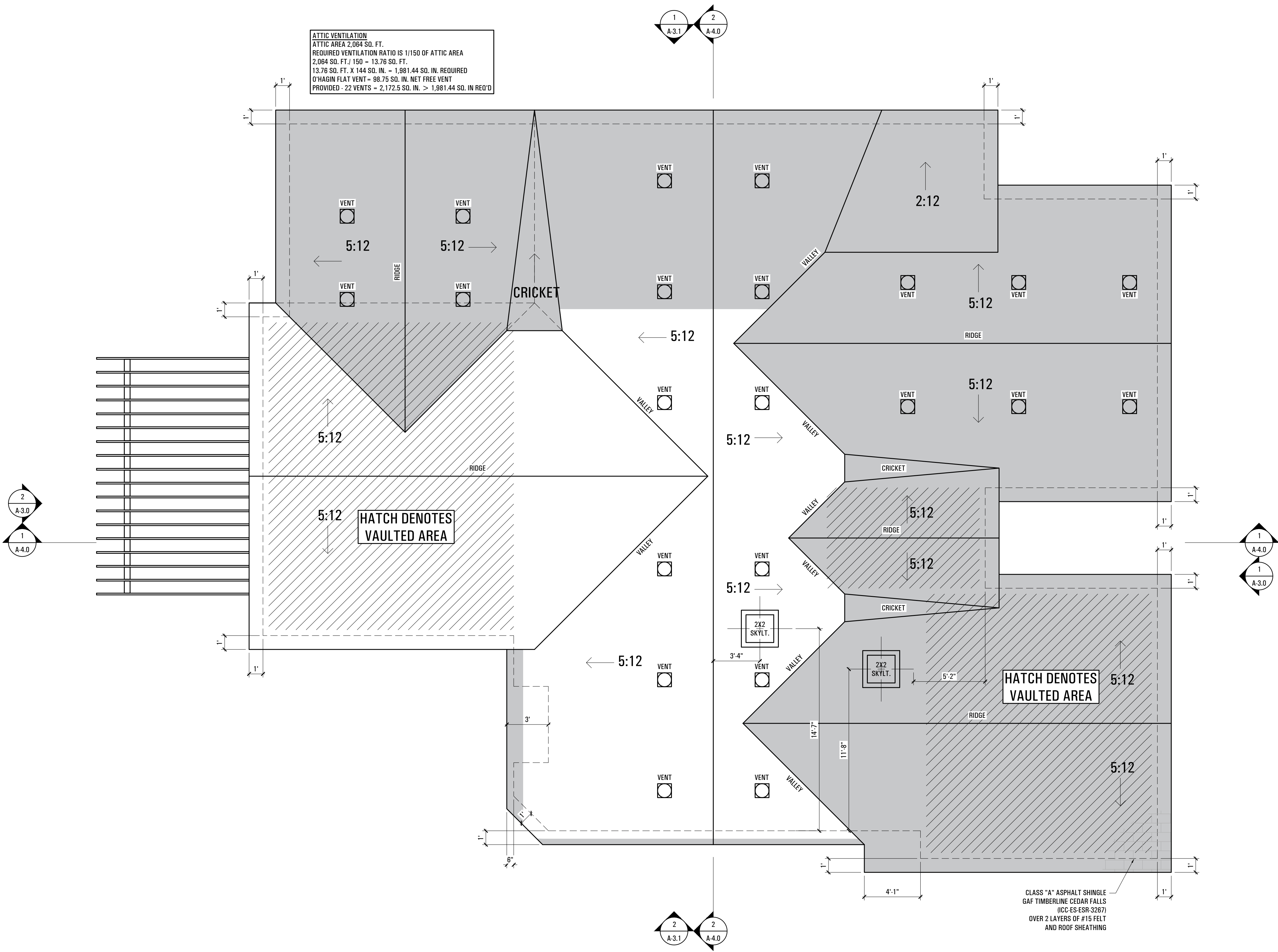
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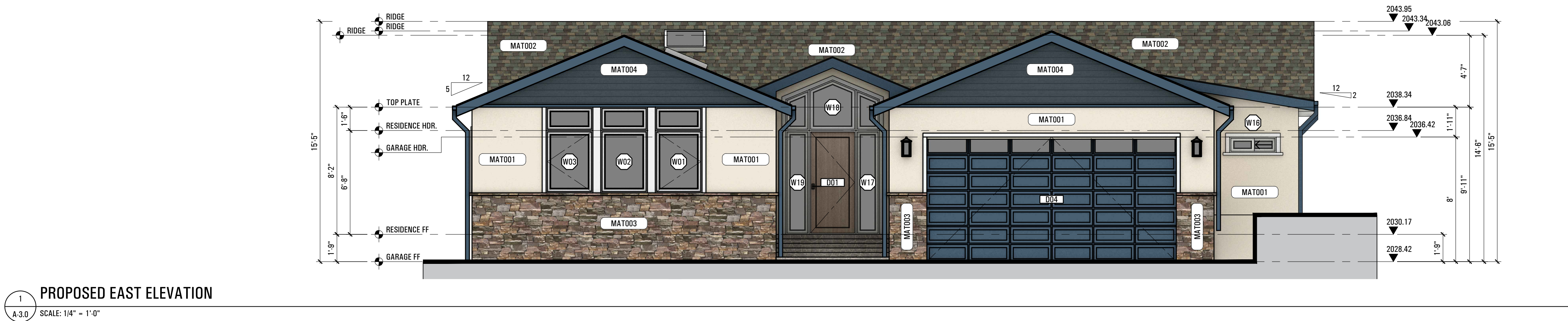
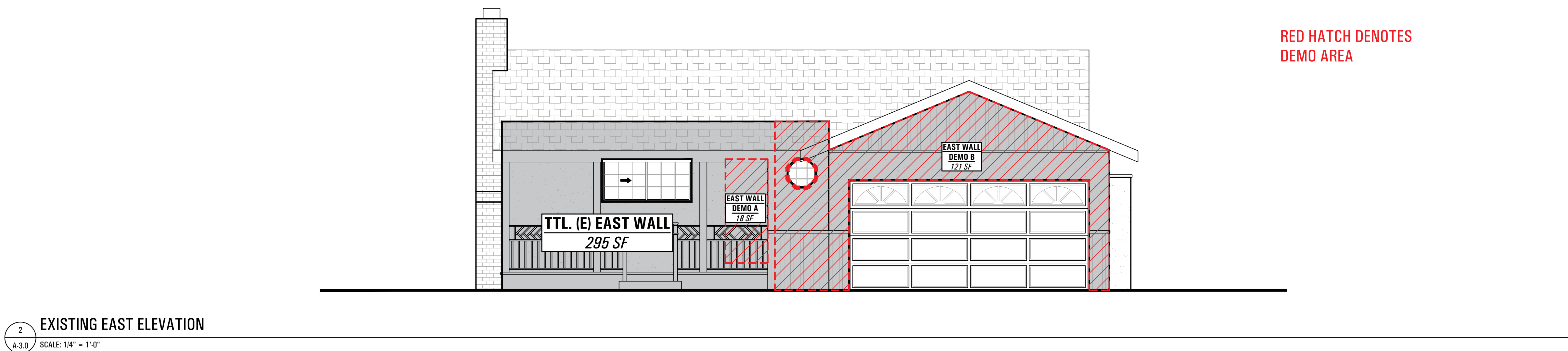
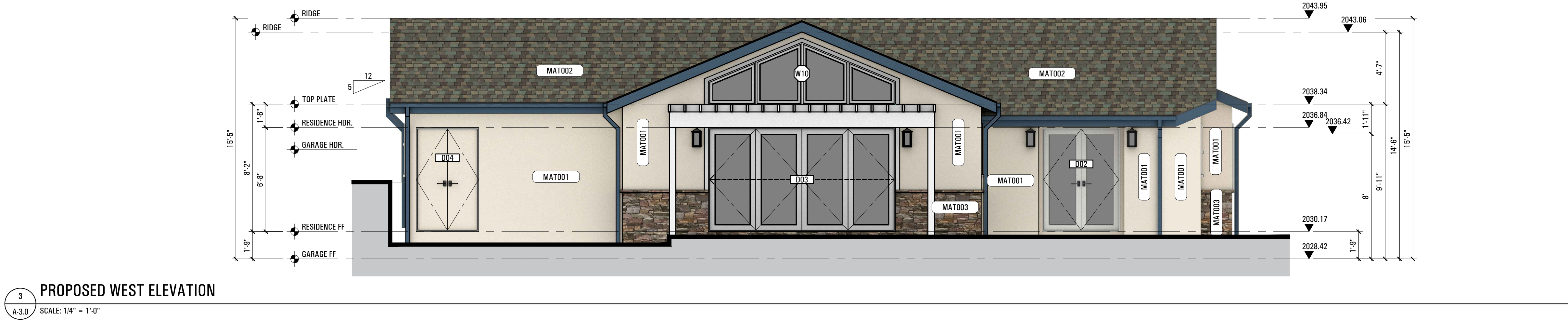
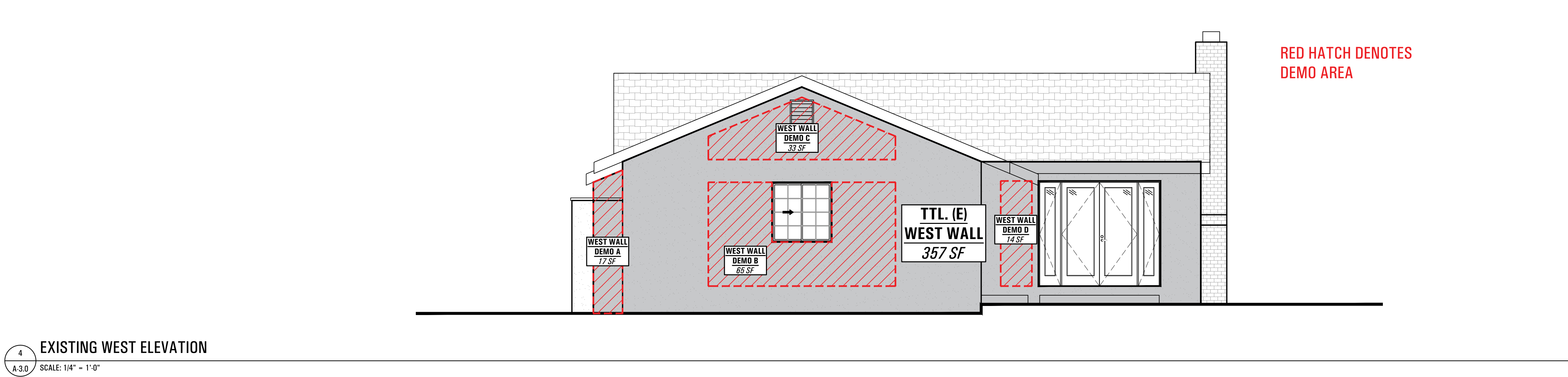
as noted

Sheet

A-2.2



No.	Revision/Issue	Date
△	-	-



Contents	
-EXISTING EAST & WEST ELEVATION	
-PROPOSED EAST & WEST ELEVATION	
Notes	
FASCIA PAINTED TO MATCH SIDING	
Legend	
MAT001	7/8" STUCCO (MATCH EXISTING) (ICC-ES-ESR-2564) OVER MTL. LATH & STUCCO PAPER PAINTED W/ DUNN-EDWARDS SEMI-GLOSS PAINT MILK MUSTACHE DE6169
MAT002	CLASS "A" ASPHALT SHINGLE GAF TIMBERLINE CEDAR FALLS (ICC-ES-ESR-3267) OVER 2 LAYERS OF #15 FELT AND ROOF SHEATHING
MAT003	EL DORADO LEDGESTONE (ICC-ES-ESR-1215) CLIFFSTONE MANZANITA
MAT004	SMOOTH LAP SIDING JAMES HARDIE HARDIEPLANK (ICC-ES-ESR-2290) PAINTED W/ DUNN-EDWARDS SUMMER NIGHT DE5811
Designer	
Harut Nazaryan Nazaryan Design Associates 1277 N. Sierra Bonita Ave. Pasadena, CA 91104 818-669-8849 harut.nazaryan87@gmail.com	
Structural Engineer	
-	

Client
ED AND SOSIE KRALIAN
5105 Finehill Avenue
Glendale, CA 91214
ekralian@yahoo.com
skralian@yahoo.com

ALL REPRESENTATIONS, SPECIFICATIONS, DETAILS AND DESIGN CONVEYED THROUGH THESE DRAWINGS ARE CONSIDERED INTELLECTUAL PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED, DISCLOSED, OR USED ON ANY OTHER PROJECT WITHOUT SPECIFIC WRITTEN CONSENT BY THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE AN ACCEPTANCE OF ALL RESTRICTIONS STATED ABOVE.

THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND EXISTING CONDITIONS ON THE JOB SITE. ANY DISCREPANCIES OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER BY THE GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK IN ORDER FOR A RESOLUTION TO BE REACHED PROMPTLY WITH NO DETRIMENT TO THE PROJECT AND/OR CLIENT.

No.	Revision/Issue	Date
△	-	-

Project Name and Address
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-3.0
Scale as noted	

Legend	
MAT001	7/8" STUCCO (MATCH EXISTING) (ICC-ES-ESR-2564) OVER MTL. LATH & STUCCO PAPER PAINTED W/ DUNN-EDWARDS SEMI-GLOSS PAINT MILK MUSTACHE DE6169
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Designer

Harut Nazaryan
Nazaryan Design Associates
1277 N. Sierra Bonita Ave.
Pasadena, CA 91104
818-669-8849
harut.nazaryan87@gmail.com

Structural Engineer

-

Client

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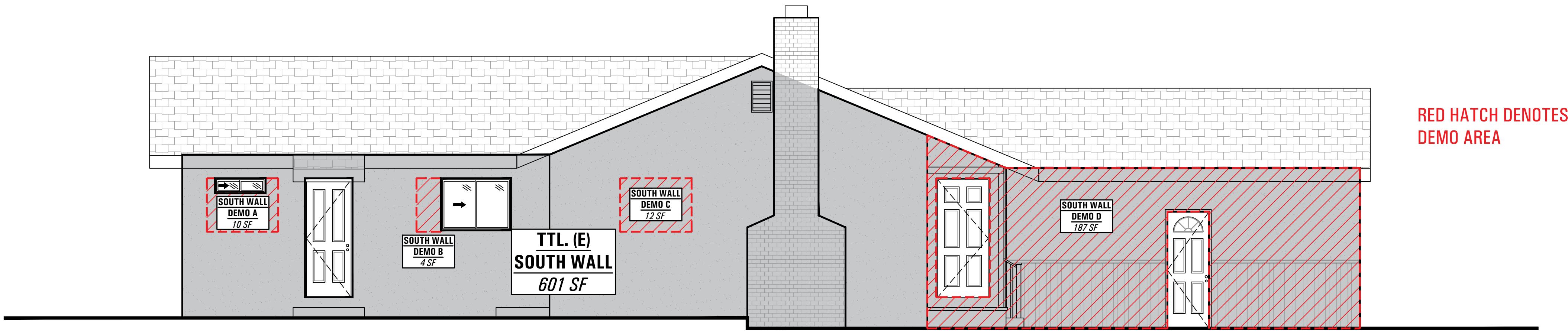
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△	-	-

Project Name and Address

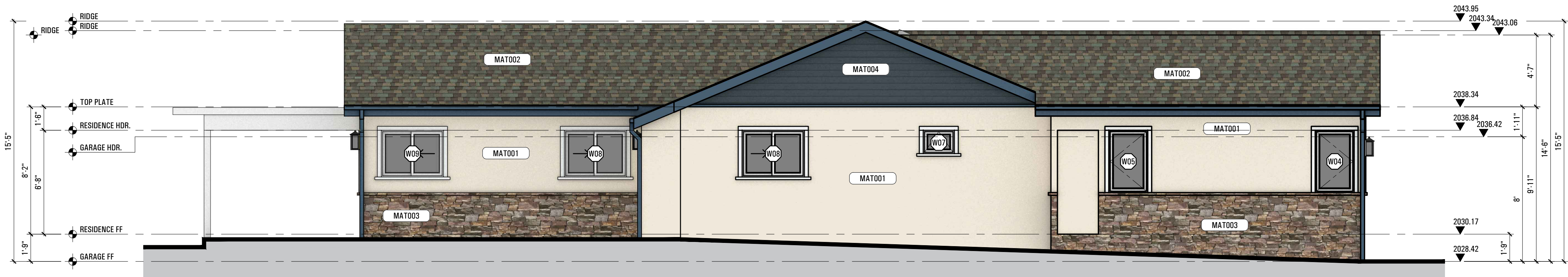
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project	Sheet
Date 6/25/22	A-3.0
Scale as noted	



4 EXISTING SOUTH ELEVATION

A.3.1 SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION

A.3.1 SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION

A.3.1 SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION

A.3.1 SCALE: 1/4" = 1'-0"

Designer
Harut Nazaryan
Nazaryan Design Associates
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Pasadena, CA 91104
818-669-8849
harut.nazaryan87@gmail.com

Structural Engineer
-

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△	-	-

Project Name and Address
FINEHILL ADDITION
5105 FINEHILL AVENUE
GLENDALE, CA 91214

Project

Date

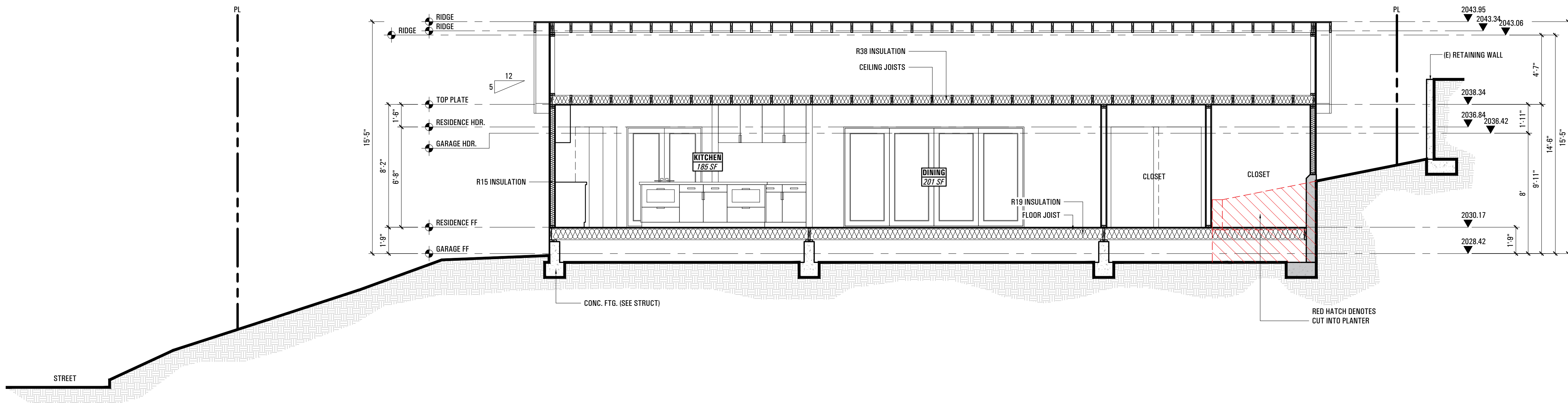
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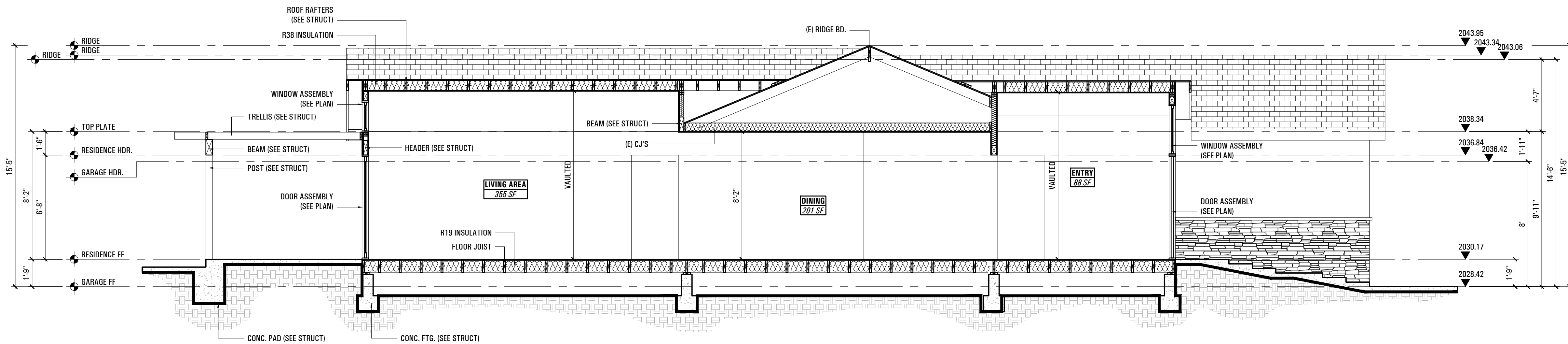
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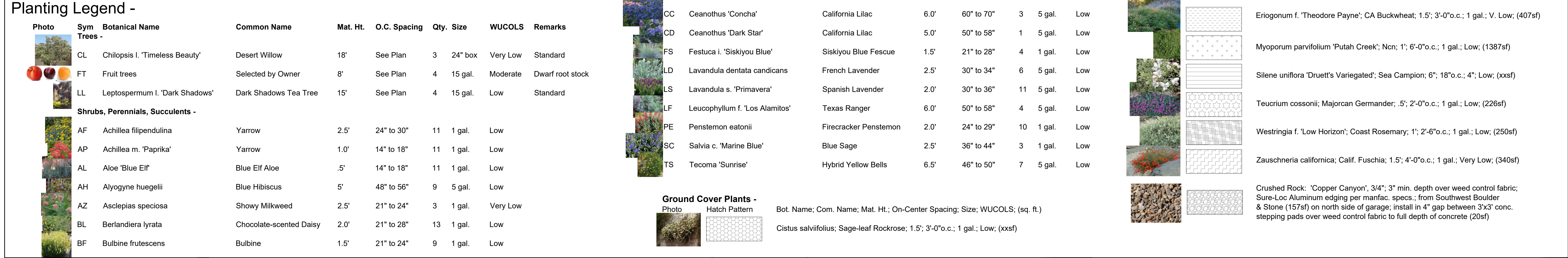
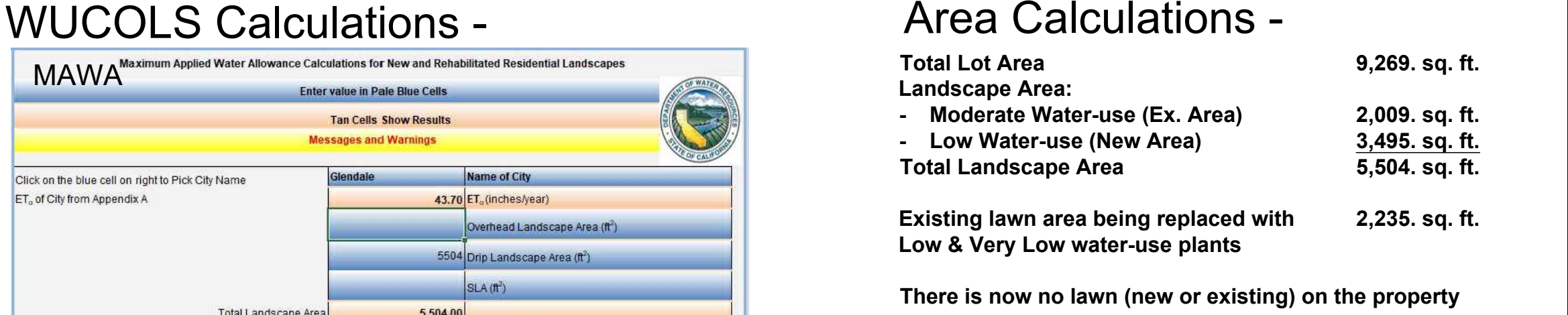
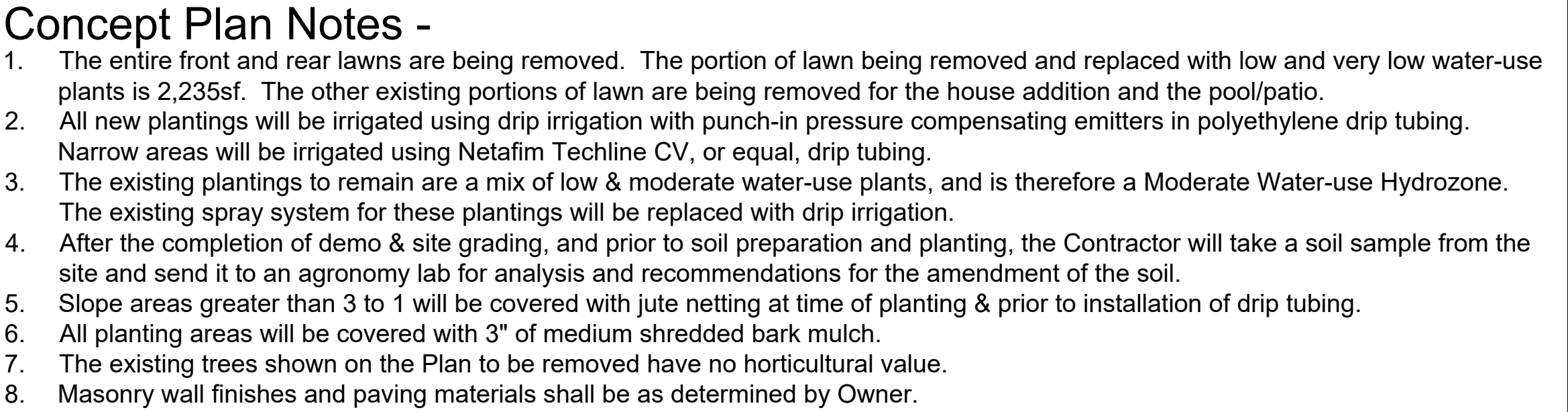
A-4.0



2 SITE SECTION
A-4.0 SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION
A-4.0 SCALE: 1/4" = 1'-0"

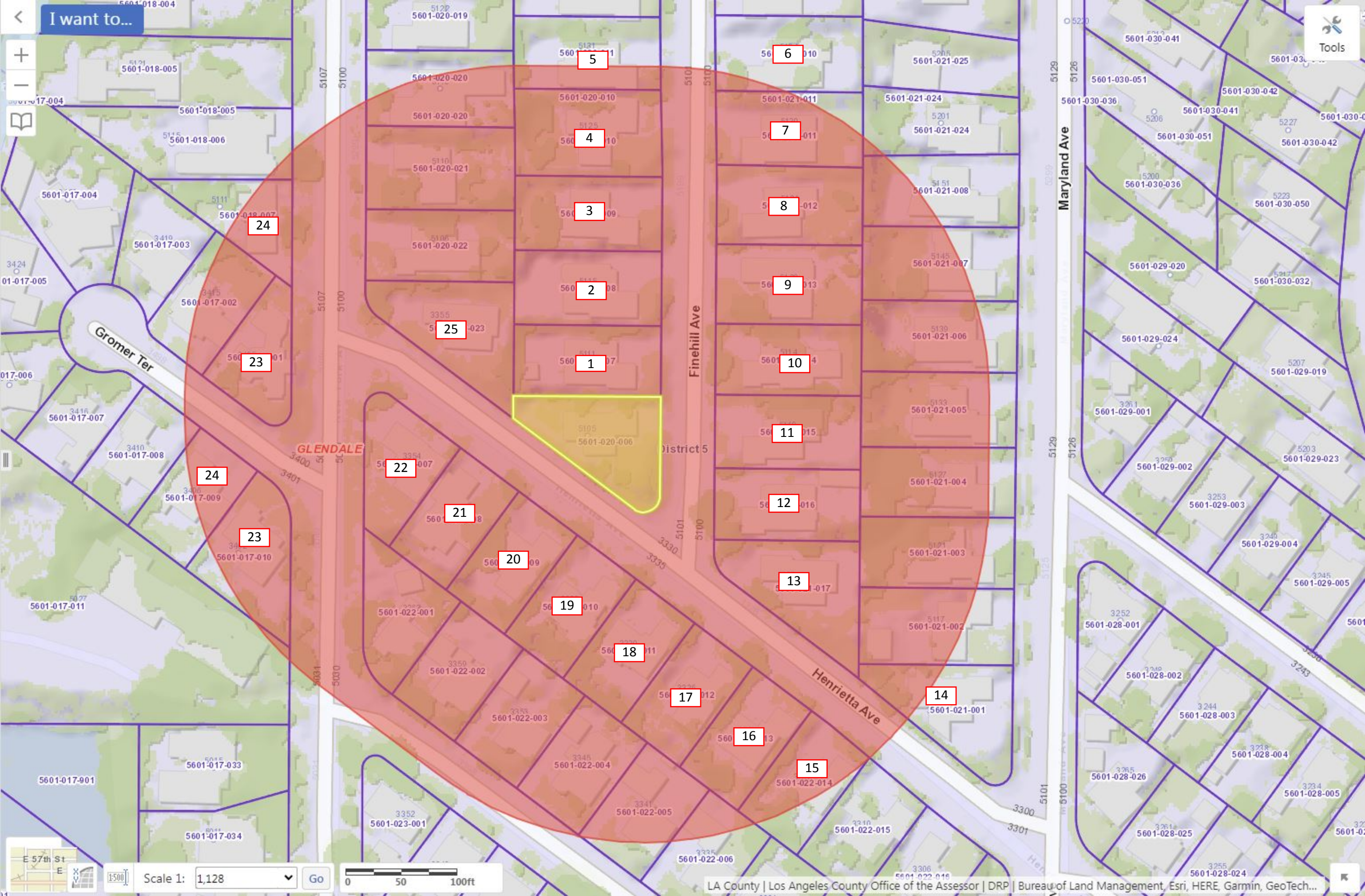


Photos

5105 Finehill Avenue







300 LINEAR FOOT NEIGHBORHOOD SURVEY							
KEY	ADDRESS	LOT SIZE (SF)	SFR AREA (SF)	FAR (%)	STORIES	FSB (FT)	ROOF MATERIAL
PROJECT	5105 FINEHILL AVE	9,269	2,357	25.43	1	25	ASPHALT SHINGLES
1	5111 FINEHILL AVE	8,730	1,610	18.44	1	23	ASPHALT SHINGLES
2	5115 FINEHILL AVE	9,097	3,164	34.78	2	23	ASPHALT SHINGLES
3	5121 FINEHILL AVE	9,104	1,295	14.22	1	22	ASPHALT SHINGLES
4	5125 FINEHILL AVE	10,596	1,629	15.37	1	24	ASPHALT SHINGLES
5	5131 FINEHILL AVE	8,863	1,584	17.87	1	22	ASPHALT SHINGLES
6	5134 FINEHILL AVE	9,264	1,985	21.43	1	25	ASPHALT SHINGLES
7	5130 FINEHILL AVE	9,067	1,931	21.30	1	20	ASPHALT SHINGLES
8	5124 FINEHILL AVE	9,536	1,295	13.58	1	24	ASPHALT SHINGLES
9	5120 FINEHILL AVE	9,626	1,827	18.98	1	23	ASPHALT SHINGLES
10	5114 FINEHILL AVE	8,595	1,808	21.04	1	24	ASPHALT SHINGLES
11	5110 FINEHILL AVE	8,915	1,515	16.99	1	25	ASPHALT SHINGLES
12	5102 FINEHILL AVE	8,663	1,280	14.78	1	25	ASPHALT SHINGLES
13	5100 FINEHILL AVE	10,003	1,494	14.94	1	30	ASPHALT SHINGLES
14	5111 MARYLAND AVE	9,555	1,670	17.48	1	19	ASPHALT SHINGLES
15	3316 HENRIETTA AVE	7,593	1,275	16.79	1	16	ASPHALT SHINGLES
16	3320 HENRIETTA AVE	7,519	1,415	18.82	1	15	ASPHALT SHINGLES
17	3326 HENRIETTA AVE	7,517	1,280	17.03	1	16	ASPHALT SHINGLES
18	3330 HENRIETTA AVE	7,506	1,485	19.78	1	13	ASPHALT SHINGLES
19	3336 HENRIETTA AVE	7,497	1,663	22.18	1	14	ASPHALT SHINGLES
20	3344 HENRIETTA AVE	7,440	1,480	19.89	1	16	ASPHALT SHINGLES
21	3348 HENRIETTA AVE	7,319	1,681	22.97	1	15	ASPHALT SHINGLES
22	3354 HENRIETTA AVE	7,452	1,280	17.18	1	16	ASPHALT SHINGLES
23	3405 GROMER TER	6,572	1,514	23.04	1	18	ASPHALT SHINGLES
24	5111 NEW YORK AVE	6,468	1,509	23.33	2	15	ASPHALT SHINGLES
25	3355 HENRIETTA AVE	10,062	1,550	15.40	1	13	ASPHALT SHINGLES
NEIGHBORHOOD AVERAGE		8,532	1,638	19.35	1	20.04	ASPHALT SHINGLES



McKinley & Associates (818) 240-1358

Arborist Report

5105 Finehill Avenue
Glendale, California

Prepared for:

Edward & Sosie Kralian
5105 Finehill Avenue
Glendale, CA 91214

Prepared by:

William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture
1734 Del Valle Avenue
Glendale, CA 91208



June 22, 2021

Edward & Sosie Kralian
5105 Finehill Avenue
Glendale, CA 91214

Dear Edward & Sosie:

Recently your Designer, Harut Nazaryan contacted me concerning a building addition project on your property located at 5105 Finehill Avenue, Glendale. I was told that the City was concerned that the improvements might impact the native, protected California Sycamore tree located in the front/side yard. I was asked to prepare an Arborist Report identifying the protected tree and to provide a Tree Protection Plan.

Background

On Wednesday, May 26, 2019 at approximately 11:30 a.m. I arrived at the subject property at 5105 Finehill Avenue, Glendale. The subject tree is in the front/side yard and is very prominent in the landscape. I was told that there is a planned room addition which will encroach upon the dripline and tree protection zone of this native tree. There are actually several room addition areas planned however the only one which will encroach upon the Sycamore is identified as Addition A. The following observations were made during the site inspection:

Tree/Site Inspection

Tree #1 – Platanus racemosa or California Sycamore. The tree measures approximately 28 inches in diameter at D.B.H. (Diameter Breast Height) as measured 54 inches above the soil grade. The dripline measures approximately 25 feet and the spread of the tree is roughly 43 feet. The height of the tree is estimated to be approximately 60 feet tall. The tree is located in the front/side yard. The tree is 12.5 feet south of the southeast corner of the existing house. The tree is situated in an irrigated lawn area. Surface roots are visible near the tree's trunk. The concrete walkway on the north side of the tree is lifted and cracked. The tree is next to a steep downhill shrub bed which extends south to Henrietta Avenue. The trunk leans slightly south. This single trunk tree forms 2 unequal size stems at a point 15 feet above the ground. The stem union is normal. The crown has been pruned and raised. The tree is unbalanced and asymmetrical. There is moderate Western Sycamore Borer insect damage on the bark tissue along the lower trunk area. The trunk is wetted by nearby irrigation. There is green moss at the base. There are growth cracks on the tree's trunk and scaffold limbs. The form of the tree is natural. It has not been topped. The foliage size and color appear normal. The crown density is normal. The tree is in very good health and condition. Rating: B+



Observations

The subject property is relatively level and flat and is situated in a residential single-family home area in the Community of La Crescenta in the City of Glendale. There will be multiple room addition areas on the subject property. There are 6 addition areas labeled A, B, C, D, E and F. The only building addition area which will encroach upon the root zone of Tree #1 is Addition A. The Site Plan shows that Addition A will encroach 2 feet to the south toward the Sycamore tree and that this entire addition will extend 22 feet, 8 inches eastward from the existing house. The single story addition should not conflict significantly upon the crown of the Sycamore. The use of a bridge type foundation will minimize the impact to the tree's roots. The following Tree Protection Plan is recommended:

Tree Protection Plan

The following tree protection plan items are recommended in order to preserve the existing native California Sycamore tree in the front yard of the subject property:

- 1) The California Sycamore tree in the front yard shall be preserved and protected during construction. A free standing T-Panel chain-link fence should be placed at the farthest point possible away from the tree trunk. Orange plastic fencing should be attached to the chain-link for added visibility. The placement of the tree protection fence shall be approved by a Certified Arborist or the designated representative of the City.
- 2) Protective fencing shall remain around the Sycamore tree until written authorization is received from the City. This fencing shall be maintained in a vertical position throughout the construction period and shall not be removed or relocated without written authorization from the City and any relocation of the protective fence shall be done under the supervision of a Certified Arborist.
- 3) Prohibit dumping of all paints, solvents, stucco, cement, concrete, mortar, excess soil and other foreign materials within the dripline of the Sycamore tree to be preserved.
- 4) Prohibit storage of vehicles and building materials within the dripline or protected zone of the Sycamore tree to be preserved on the subject property.
- 5) Avoid or minimize trenching or continuous digging for utilities, plumbing or electrical within the dripline of the Sycamore tree to be preserved. Such footings or foundations must be hand-dug and minimize cutting of large roots two inches diameter and larger. A pier and beam type building footing is recommended so that this can bridge over the existing major roots of the tree.



Tree Protection Plan-Continued

- 6) Roots, which are encountered during excavation, should be avoided if possible. Roots, which are cut, torn or damaged, must be pruned back to the side of the excavation with a clean, sharp pruning tool. Root ends must be kept moist. Where possible cover the root ends with moist burlap or cloth until back-fill can occur. Water exposed root ends 2 to 3 times per day until back-fill can occur.
- 7) Pruning of tree branches and roots should be done under the supervision of a Certified Arborist. In general, the goal is to avoid unnecessary cuts over 2 inches in diameter and not remove more than 25% of a tree's foliage at one-time. Tree pruning must conform to Best Management Practices and ANSI A-300 Pruning Standards. Pruning must be performed by a State of California, Licensed Tree Contractor with current Worker's Compensation and Liability Insurance.
- 8) Timing of pruning is very important. It is important to know the pruning requirements of your trees. A Certified Arborist can assist you with identifying trees and their individual needs. Pruning the trees at the correct time of year prevents insects and disease from attacking. In this case, the best time of year to prune a California Sycamore in Southern California would be between the months of November through February.
- 9) Any future landscape and irrigation plans should be reviewed by an I.S.A Certified Arborist to ensure that they are compatible with the needs of the Sycamore tree to be preserved.
- 10) An I.S.A. Certified Arborist should be retained to supervise and monitor all construction activities near the Sycamore tree throughout the construction period. It is essential that good communication and cooperation be maintained with the General Contractor and the Sub-Contractors throughout the construction process to ensure compliance with the above stated tree preservation recommendations.

Summary/Conclusion

In summary, the proposed home improvements as illustrated on the site plan indicate that the work will take place on the west side of the current house in the front/side yard. The native California Sycamore tree will be encroached upon during construction. The use of a pier and beam type of building foundation instead of a continuous foundation will minimize damage to the tree's roots. If the above stated tree protection recommendations are followed then the protected, native California Sycamore tree should survive and contribute to the beauty of the subject property and the surrounding neighborhood for many years to come.



McKinley & Associates (818) 240-1358

Thank you for the opportunity to serve you and your arboricultural and horticultural needs. If you have any questions, please feel free to contact me on my business cell phone at (818) 426-2432 or you may call my office at (818) 240-1358.

Yours truly,

William R. McKinley, Consulting Arborist
American Society of Consulting Arborists
Certified Arborist #WE-4578A
International Society of Arboriculture

Notes

- Legend
- CONCRETE
 - BRICK
 - ASPH/FLT (10M)
 - MAN. SLOPE

Survey
Hart & Associates
Hart & Associates
1717 S. Main Street
Pasadena, CA 91104
951-853-8848
hrt@hartassoc.com

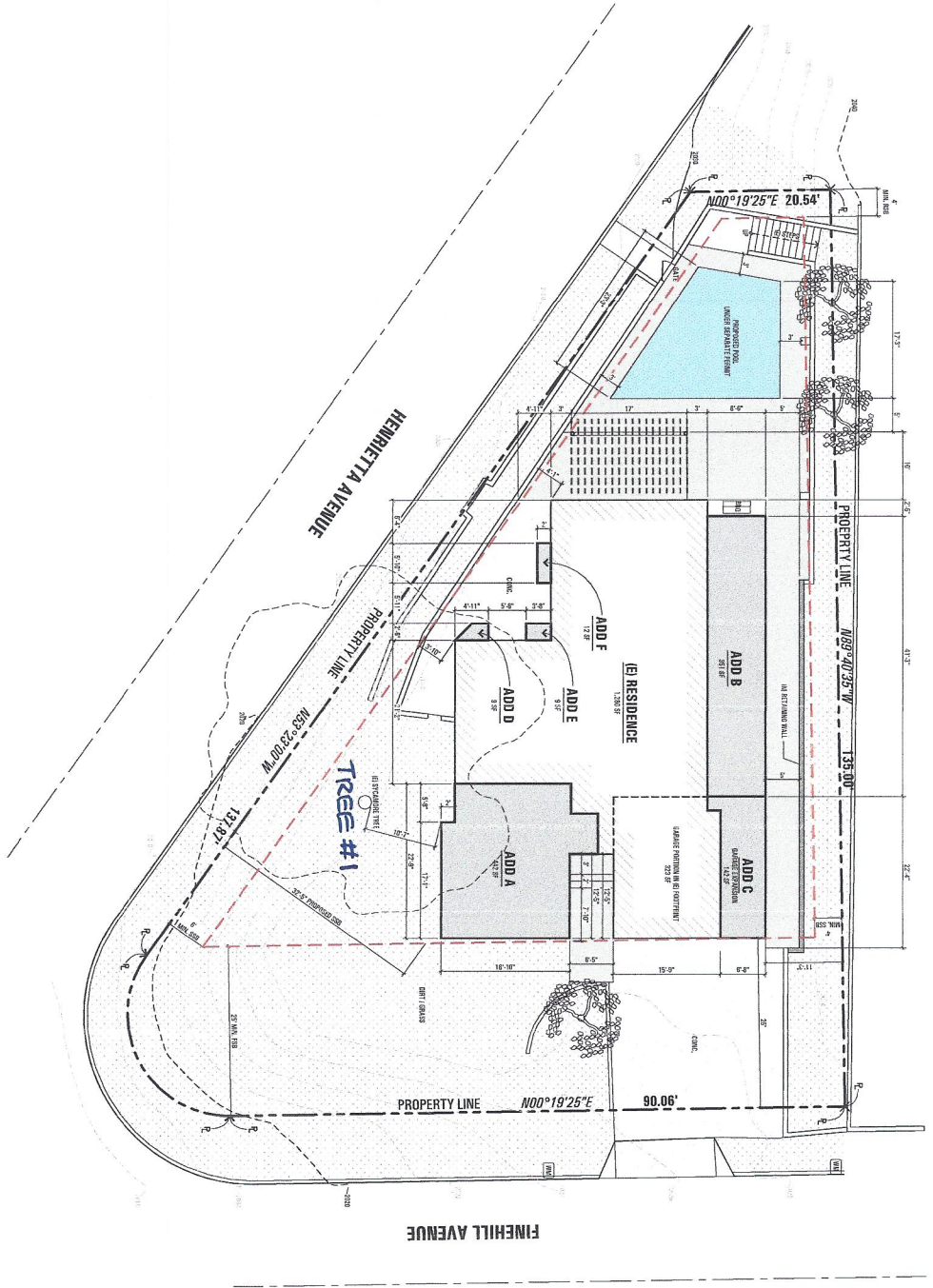
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Owner
ED AND SOSIE KRALIAN
5105 Finhill Avenue
Glendale, CA 91214
edkralia@yahoo.com
sokralia@yahoo.com

No.	Revision/Notes	Date
1.	Final	

Project Name
FINHILL ADDITION
5105 FINHILL AVENUE
GLENDALE, CA 91214

Sheet	Page
5/2/21	A-1.1
Scale	As noted



Curriculum Vitae

WILLIAM R. MCKINLEY – MCKINLEY & ASSOCIATES

1734 Del Valle Ave.
Glendale, CA 91208

Email: william@mckinleyarborists.com
Website: <http://www.mckinleyarborists.com/>

Work (818) 426-2432
Home (818) 240-1358

SUMMARY of QUALIFICATIONS

Practicing Consulting Arborist. Member of American Society of Consulting Arborists (ASCA). Certified Arborist, International Society of Arboriculture since September 30, 1999. I.S.A. Arborist #WE-4578A. Recognized Oak Tree Expert throughout Southern California. Prepare arborist reports for developers, homeowners and attorneys. Assess the landscape value of trees. Assess and identify hazardous trees in the landscape. Provided hillside and Oak Woodland landscape and irrigation recommendations. Provide expert witness testimony on arboriculture related cases. Public speaker and presenter at community service group meetings, homeowner's association meetings and speaker at professional seminars and conferences. Presenter at Trees, People and Our Urban Environment Seminar, March 2002. Arbor Day Guest Speaker, City of Glendale, March 2005. Tree City USA Award Presenter – Glendale Arbor Day 2010, Tree City USA Award Presenter – Glendale Arbor Day 2012, Arbor Day Guest Speaker, Glendale, March 2014.

FULL TIME EMPLOYMENT HISTORY

City of Glendale, Parks, Recreation & Community Services

Park Services Manager-Contract Administration

2001-present

Performs contract administration for Park Services Section. Manage grounds maintenance for sports fields, community buildings, parks, medians, and historic areas. Administers the City's landscape maintenance contract. Writes contract specifications. Administers the bidding process. Awards contracts to successful bidders. Conducts construction meetings and oversees the construction and inspection for these projects. Performs and assumes all former duties and responsibilities under the former Administrative Analyst position. Writes arborist reports. Hazardous tree assessment. Serves as expert witness in tree related cases.

Administrative Analyst

1988-2001

Administer landscape maintenance contract for medians, reservoirs, pump houses and misc. areas. Administer and supervise the Division's Work Management System involving the scheduling and tracking of work and performance of over 50 full-time employees. Supervise one part-time data entry employee and supervise and coordinate with the California Conservation Corps, Boy Scouts and other community service volunteers in the parks. Supervise, monitor and report water and utility usage in the parks. Administer and supervise all tree planting projects and programs including the Arbor Day and Urban Forest Donation programs. Assist with budget preparation and acquisition of capital equipment. Prepare Capital Improvement Project specifications and assist with administering contracts. Administer the City of Glendale's Indigenous Oak Tree Ordinance. Coordinate with Planning, Permit Services, Engineering, Building, Neighborhood Services and Fire Department to insure the care and protection of trees, both during and after construction. Review grading, construction, landscape and irrigation plans. Modify and approve plans as necessary to protect indigenous trees. Perform field inspections on hazardous trees and make recommendations to park staff and the public. Serve as code enforcement officer and paralegal during Administrative Office Hearings regarding Indigenous Oak Tree Ordinance. Perform tree and landscape appraisals. Served as special show and marketing consultant to the Glendale Rose Pruning and Garden Show Committee.

Assistant Planner-Parks

1983-1988

Assisted in park inventory development and implementation of the Work Management System. Served as guest speaker at the National Parks and Recreation Conference on the subject of computers and their role in park maintenance. Supervised the Capital Improvement Project Construction at Pacific Park and Brand Park. Coordinated with and supervised California Conservation Corps. Crews in planting, staking and tying hundreds of trees as part of the Arbor Day Program. Served as Arbor Day Co-Chairman, Glendale Rose Pruning & Garden Show Co-Chairman and President of Glendale Beautiful. Served as Ways and Means Chairman C.P.R.S. District XIV.

EDUCATION

- 1983 California Polytechnic University, Pomona
Bachelor of Science Degree, Park Administration
Graduated Magna Cum Laude, Grade Point Average: 3.57
- 1983-Present CEU's-University of California, Landscape Contract Maintenance, Hazardous Tree Identification & Assessment, Specimen Tree Appraisal, Advanced Tree Appraisal Theory and Practice, Tree and Landscape Liability – Trees and the Law, Oak Tree Symposium Graduate, Knowledge of oak tree physiology and native plant habitat, ASCA 2007 Consulting Academy, National Arbor Day Foundation Graduate, Symposiums: Construction Around Trees: Trees and the Law, Recognized Tree Expert: City of Los Angeles, County of Los Angeles, City of Pasadena, City of La Canada Flintridge, City of Burbank, City of Calabasas, County of Ventura, City of Santa Clarita.

HONORS & ACTIVITIES

- 1999 - Present - Certified Arborist-International Society of Arboriculture
1996-1999 - Secretary/Treasurer, C.P.R.S. Park Operations Section
1994-1995 - President, C.P.R.S. District XIV
1994-1995 - Treasurer, Glendale Beautification Advisory Council
1992-1994 - Treasurer, C.P.R.S. District XIV
1993, 1994, 1995 C.P.R.S. Park Operations Scholarship
First, Second and Third Year, Graduate, Pacific Southwest Maintenance Mgmt. School
1988-1990 - President, Glendale Beautiful
1980, 1981 - Twice placed on Dean's Honor List
1982 - Who's Who in American Colleges and Universities
1978 - Recipient of Wayne Striker Memorial Scholarship
1975 - Awarded Eagle Scout Rank, Boy Scouts of America
Member - American Society of Consulting Arborists (ASCA)
Member - International Society of Arboriculture
Member - Western Chapter, International Society of Arboriculture
Member - Glendale Beautiful
Past Member - National Arbor Day Foundation
Past Member - California Oak Foundation

REFERENCES

- | | |
|--|----------------|
| Randall S. Stamen, Attorney/Arborist | (951) 787-9788 |
| Susan & Gary Sims, Sims Tree Specialists | (951) 685-6662 |
| Peter & Diana Harnisch, Harnisch Tree Care | (626) 444-7997 |

PROFESSIONAL SERVICE FEE

- | | | |
|-----------------|---|-------------------|
| Site Inspection | - | \$100.00 per hour |
| Consultation | - | \$125.00 per hour |
| Arborist Report | - | \$150.00 per hour |
| Public Hearing | - | \$200.00 per hour |
| Arbitration | - | \$225.00 per hour |
| Deposition | - | \$250.00 per hour |
| Court Witness | - | \$350.00 per hour |