



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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(REVISED)

Hamlet Zohrabians
3467 Ocean View Boulevard, Suite B
Glendale, CA 91208

**RE: 534 AND 538 NORTH KENWOOD STREET
DENSITY BONUS REVIEW CASE NO. PDBP-0001629-2022**

Dear Mr. Zohrabians

On July 26, 2023, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.36 and CA Gov't Code Sections 65915, *et seq.* ("Density Bonus Law"), the applicant is requesting approval of a density bonus housing plan to construct a new two-story, 12,642 square-foot multi-family residential building (new apartment) and to preserve and rehabilitate an existing two-story single-family residence (historic house) for a total of 14,532 square-foot 15-unit affordable rental housing project with three concessions/incentives and two waivers, featuring three affordable units reserved for very low-income households, located at **534 and 538 North Kenwood Street** described as Lots 3 and 5, Block No. 6 of Livingstone Tract, in the City of Glendale, County of Los Angeles (APNs: 5643-007-003 and 5643-007-004).

The three concessions/incentives are for reduced interior setbacks, increased allowed lot coverage, and reduced common outdoor space; and the two requested waivers are for reduced landscape open space and not providing the additional open space for additional density gained by having a lot wider than 90 feet. The project qualifies for reduced parking, inclusive of guest and handicapped spaces, under the State Density Bonus Law and GMC section 30.36.090.

The project site features two adjoining lots totaling 15,000 square feet in area (0.34 acres), located in the R-1250 (High Density Residential) zone. The project site contains a Coast live oak tree (14 inches in diameter), which is located between two existing single-family residences (534 and 358 North Kenwood Street) and is proposed to be removed. The proposed project will demolish the existing one-story house at 538 North Kenwood Street (built in 1922 and altered in 1928) and will retain and restore to U.S. Secretary of Interior's Standard for historic rehabilitation the existing house located at 534 North Kenwood Street. The existing two detached garages on the project site will also be demolished. The project will provide a total of 22 parking spaces in a new one-level subterranean parking garage.

The Developer will be required to enter into a Density Bonus Housing Agreement ("DB Agreement") which will require that 15 percent of the base density of 15 (2.25, required to be rounded up to three units) be made affordable to very low-income households. The DB Agreement with the City will be a recorded restriction on the property on which the affordable units and density bonus units are constructed. In addition, the DB Agreement will run with the land and bind all future owners and successors in interest.

The project qualifies for reduced parking inclusive of guest and handicapped spaces and tandem spaces under the State Density Bonus Law and GMC 30.36.090. The project will provide a total of 22 parking spaces in a new one-level subterranean parking garage.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared per CEQA guidelines, a Mitigated Negative Declaration was prepared and circulated for a 20-day review period (starting on May 10, 2019, through May 30, 2019). The originally proposed project required Design Review and an Administrative Exception to exceed the maximum allowed lot coverage of 50 percent for construction of a new 11-unit, three-story, multi-family residential building and preservation of the existing historic house on the project site. Three mitigation measures were imposed on the originally proposed project including the replacement of the existing oak tree with four new scrub oak tree and preservation/rehabilitation of the historic house located at 534 North Kenwood Street in order to reduce impacts below a level of significance.

In response to the comments received during the public comment period, the originally proposed project design, Rehabilitation Plan, Mitigation Monitoring and Reporting Program, and the Proposed Mitigated Negative Declaration (MND) were revised to address the comments. After the revisions, the originally proposed project no longer exceeded the lot coverage limit, and the administrative exception request was withdrawn. In accordance with 14 Cal Code Regs Section 15073.5 ("CEQA Guidelines"), recirculation of the MND was not required because among other reasons, the mitigation measures were replaced with equal or more effective measures which were accepted by the project proponent, and because the originally proposed project was not "substantially revised" after the public notice of the first circulation period had been given. (CEQA Guidelines §15073.5(a)). For purposes of clarification, a "substantial revision" includes two situations (CEQA Guidelines §15073.5(b)), 1) where a new, avoidable significant effect is identified, and to reduce that effect to a level of insignificance, mitigation measures or project revisions must be added, and 2) where the lead agency finds that the mitigation measures or project revisions originally included in the negative declaration will not reduce potentially significant impacts to a level of insignificance, and new mitigation measures or project revisions are required. Neither of these situations occurred; therefore, the addition of new information that clarifies, amplifies, or makes insignificant modifications to a negative declaration did not require recirculation.

On September 12, 2019, the Design Review Board adopted the originally proposed project's Final Mitigated Negative Declaration (MND) and approved the design (Design Review Case No. PDR1525251). Subsequently, the originally proposed project was appealed to the City Council. On May 4, 2021, the City Council sustained the board decision and adopted the MND with the following mitigation measures:

BIOLOGICAL RESOURCES

- MM-1** The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry comments dated November 16, 2018, which shall include the following:
- a) Four (4) replacement trees shall be planted on site by substituting the proposed four (4) Toyon species, proposed on the landscape plan, with four (4) scrub oak (*Quercus Berberidifolia*).
 - b) The four (4) replacement trees shall be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period.
 - c) The four (4) replacement trees shall be indicated on the final landscaping plan.
 - d) The applicant shall pay ITP permit fees as determined by the City Arborist.

Monitoring Action: Plan Review

Timing: Prior to Building Permit issuance (plan review)
For a period of three years after project completion

Responsibility: Director of Public works

CULTURAL RESOURCES

- MM-2** The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Environmental, Inc. dated ~~May 10, 2017~~ July 23, 2019, for restoration and rehabilitation of the single-family residence. The Project shall specifically include and address the following:
- a) Detailed photographic documentation of all existing conditions shall be provided by the applicant prior to construction. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, siding, rafters, doors, and porch elements;
 - b) The applicant shall retain, repair, and reuse all exterior materials including original wood siding (shingles), wood windows, and doors whenever possible.

- c) If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind.

MM-3 If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.

Monitoring Action: Plan Review; site inspection

Timing: Prior to issuance of development permits (plan review)
Prior to building final inspection

Responsibility: Director of Community Development

The originally proposed project has been modified to address concerns raised in a CEQA lawsuit and addressed in a subsequent settlement agreement between the City of Glendale and the Glendale Historical Society. Pursuant to CEQA Guidelines section 15164, an addendum to the adopted Mitigated Negative Declaration (MND) was prepared to address the current project modifications (See Exhibit 5).

After consideration of the staff report, public testimony, all written materials, all written and oral comments, and after review and consideration of the proposal, the Planning Hearing officer was unable to make the necessary findings to deny any of the requested concessions for approval of the Density Bonus Housing Plan and was able to make the necessary findings to grant the requested waivers. As a result, the Planning Hearing Officer has **GRANTED** the density bonus and the requested concessions and waivers (including the parking concession) pursuant to Government Code § 65915(b)(1)(B), (d), (e) and (p), because at least 15 percent of the base number of units are reserved for very-low-income households, as outlined in the Density Bonus Housing Plan and subject to the attached conditions.

NOTICE

Notice was proper pursuant to Gov't Code §§65090, *et seq.*, and all statutorily required information was provided, including: the date, time, and place of the public hearing, the identity of the hearing body or officer, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of the real property, if any, that is the subject of the hearing.

PUBLIC COMMENTS RECEIVED

One public comment letter in support of the project was submitted.

BACKGROUND/ANALYSIS

The site is located on the east side of North Kenwood Street on two adjoining lots (534 and 338 North Kenwood Street), totaling 15,000 square feet in area (0.34 acres) developed with two residential dwelling units and two detached garages. The project site is rectangular in shape with a flat topography. The one-story Colonial Craftsman style single-family residence at 538 North Kenwood Street was built in 1922 and altered in 1928 and the existing two-story Craftsman Style single-family residence located at 534 North Kenwood Street was built in 1913 (historic house). The project site currently includes two detached two-car garages (for each dwelling unit) with vehicular access from the rear alley (east side).

The existing residences are not currently listed on the Glendale Register of Historic Resources; however, the two-story house at 534 North Kenwood Street was assigned a California Historical Resource Status Code of 5S3 in the 2007 Craftsman Survey and the 2018 South Glendale Historic Resource Survey (5S3: appears to be individually eligible for local listing or designation through survey evaluation). This makes the property a historic resource pursuant to CEQA Guidelines section 15064.5 (a). The historic house will be preserved on the site and the preservation plan will comply with the Secretary of the Interior's Standards for Rehabilitation and the Rehabilitation Plan prepared by Sapphos Environmental, Inc. dated July 23, 2019. The one-story Craftsman style house at 538 North Kenwood Street was determined to be ineligible for listing at the local level (California Historical Status Code of 6L). It is therefore not considered a historic resource under the California Environmental Quality Act (CEQA). 538 North Kenwood Street and two detached garages will be demolished as part of this project.

The project site contains a Coast live oak tree (14 inches in diameter), which is protected by the City's Indigenous Tree Protection Ordinance. The oak tree is located between two existing single-family residences and is proposed to be removed. The project site is surrounded by two- and three-story multi-family developments. There is a three-story development on the immediate vicinity on the north and a two-story development on the south side of the subject site. MM-1 Biological Resources requires the project developer to provide four (4) replacement trees be planted on site by substituting the proposed four (4) Toyon species, proposed on the landscape plan, with four (4) scrub oak (*Quercus Berberidifolia*). The four (4) replacement trees are required to be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period. The four (4) replacement trees are also required to be indicated on the final landscaping plan. The applicant will be required to pay permit fees as determined by the City Arborist for the indigenous tree removal.

A design review application (Case No. PDR1525251) was submitted to construct a new 11-unit, three-story residential building involving demolition of an existing one-story house at 538 North Kenwood Street and demolition of the two detached two-car garages located on the project site, and preservation and rehabilitation of an existing two-story historic house (built in 1913) located at 534 North Kenwood Street. The Design Review Board approved the project with the above-mentioned description on September 12, 2019, with eight conditions and one consideration. The board also adopted the project's final Mitigated Negative Declaration (MND). Subsequently, the case was appealed to the City Council. On May 4, 2021, the City Council sustained the DRB decision and adopted the project MND and MMRP.

Soon after the approval, the Glendale Historical Society (TGHS) filed a CEQA lawsuit against the City of Glendale and the owners of the project challenging the approval. The parties have negotiated and executed a case settlement agreement, pursuant to which the applicant has modified the originally proposed project plans to address the Glendale Historical Society's concerns. The modified project has been reviewed by TGHS and TGHS agrees that the modified project addresses all of TGHS's claims and environmental concerns about the originally proposed project challenged in the lawsuit. The modified project is reduced in height and size; however, the overall design concept, details, and architectural style follow the original approved design. The current design also addresses all conditions of the Design Review Board (DRB) and City Council approval. The Director of Community Development Department granted a one-year time extension for the design review approval and the approval is set to expire on May 4, 2024. If the density bonus housing plan is approved, all required permits must be obtained prior to design review expiration date. Staff will also review the current changes for overall design and details as allowed by GMC section 30.47.030.1.2 where the Director of Community Development has the authority to determine that changes are in substantial conformance with plans and conditions approved by DRB.

The project consists of demolishing the existing one-story single-family residence (538 North Kenwood Street) and two detached garages, and constructing a new 12,642 square-foot two-story, 14-unit residential building (apartment building). With preservation of the existing two-story house (historic house) on the project's site, the project will provide a total of 15 residential units (14,532 square feet). The project is located in the R-1250 (High Density Residential) zone that permits a maximum density of one dwelling unit for each 1,000 square feet of lot area for sites with a lot width of 90 feet or greater. The project's site is 15,000 square feet with a lot width of 100.03 feet. Therefore, a total of 15 units are permitted by right on the subject site of 15,000 square feet ($15,000 \text{ SF} / 1,000 \text{ SF} = 15 \text{ units}$).

The project provides three affordable units reserved for very-low-income households (15 percent of the base density of 15 = 2.25 rounded up to three). By providing three very-low-income units, the project is entitled to a fifty percent (50%) density bonus and can construct a total of 23 units ($15 \times 1.50 = 22.5$ (rounded up to 23)). Though the project applicant has elected

to not utilize the density bonus allowed by State Density Bonus Law (50%), the applicant will nevertheless be restricting 15% of the proposed 15 base density units (three units) to very-low-income households to comply with CA Gov't Code Sections 65915, *et seq.* and GMC section 30.36.050, as defined in Section 50105 of the Health and Safety Code. With a 15% affordability level, the project is entitled to three (3) concessions pursuant to the Density Bonus Law and GMC Chapter 30.36. The project is requesting three concessions: 1) to reduce the minimum required interior setbacks at the first and second floor, 2) to exceed maximum allowed lot coverage, and 3) to reduce the minimum required common outdoor space; the applicant is also requesting approval of the two waivers: 1) to reduce the minimum required landscape open space and 2) not providing the required additional open space.

Per State Density Bonus Law (CA Gov't Code Sections 65915, *et seq.*), an applicant is ineligible for a density bonus or any other incentives or concessions if a project is proposed on a parcel or parcels with rental dwelling units that have been vacated or demolished within a five (5)-year period preceding the project's development application or have been occupied by lower or very low-income households, unless the proposed project replaces those units. Furthermore, if any dwelling units are occupied on the date of a project's development application, the proposed project is required to provide the same number of units of equivalent size (i.e., the same total number of bedrooms as the units being replaced) as affordable to the same or lower income households in occupancy. If the incomes are unknown to the applicant, there is an established rebuttable presumption per HUD's Comprehensive Housing Affordability Strategy database. This presumption amounts to 63% of renter households at or below 80% AMI. Per the Los Angeles County Assessor, there are currently two existing residential dwelling units with seven bedrooms in total. The applicant is proposing to demolish one unit, consisting of four bedrooms (538 North Kenwood Street). The property located at 534 North Kenwood Street will be preserved and rehabilitated. The project is subject to the 63% presumption set forward by HUD. By applying the rebuttable presumption of 63% to the two residential dwelling units, two replacement units ($63\% \times 2 = 1.26$ rounded up to 2) at five bedrooms total ($63\% \times 7 = 4.41$ rounded up to 5) are required under State Density Bonus Law. Therefore, the project is required to provide five bedrooms through the requirement to provide three affordable units to very low-income households under GMC 30.36. As such, the project has met the replacement obligation, and no additional units are required.

The project is proposing to designate Unit 107 (two-bedroom unit at 889 square feet), Unit 109 (two-bedroom unit at 986 square feet), and Unit 204 (one-bedroom unit at 683) as affordable units for very low-income households. The average unit size is 22.5 square feet less than the average total for two-bedroom units (960 square feet) and is 13 square feet less the average total for the one-bedroom unit (696 square feet). On average, the project is required to generate at least three affordable units at five bedrooms with a total average of 872 square

feet. As proposed, the project would generate three affordable units at five bedrooms with the average of 857 square feet, which is a *de minimus* deficiency. The Housing Division has reviewed and preliminarily approved the applicant's requested affordable units.

Per GMC chapter 30.35, the Inclusionary Zoning Ordinance (the "IZO") requires a housing development (a rental development project of eight or more dwelling units proposed to be constructed in the City) to provide fifteen percent (15%) of the units as affordable to low-income households. The project is subject to the IZO. The project is required to provide three affordable units to low-income households (15 percent of 15 base density units (2.25 rounded up to 3)). Therefore, the project will meet the IZO requirement through the requirement to provide three affordable units to very low-income households under GMC chapter 30.36. No additional affordable units are required under the IZO.

In addition to these concessions, the project qualifies for the mandatory parking concession in accordance with GMC section 30.36.090 and California Government Code section 65915(p)(1), which provides that upon the request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of guest and handicapped spaces, of a development providing at least 15 percent of the base unit count to very low-income households:

- One on-site parking space per unit for zero to one-bedroom units.
- One and one-half (1.5) on-site parking spaces per unit for two- to three-bedroom units.
- On-site parking for a housing development may be provided through tandem parking ("Parking Concession").

The project includes a unit mix of four one-bedroom units, ten two-bedroom units, and one three-bedroom unit. Based on the number of units and bedrooms provided, the parking concession pursuant to CA Gov't Code section 65915(p)(1) requires a minimum of twenty-one (21) parking spaces, inclusive of guest and handicapped spaces [(4 units x 1) + (10 units x 1.5) + (1 unit x 1.5) = 20.5 rounded up to 21]. The project is providing a total of 22 parking spaces within a one-level subterranean parking garage, including two accessible ADA parking spaces. Accordingly, the project meets and exceeds the parking requirements under CA Gov't. Code section 65915(p)(1).

CONCESSIONS/INCENTIVES

1. Interior Setbacks

Requested: An average of 5.9 feet on first floor (east); and 5 feet minimum and an average of 7.8 feet on the second floor (north); and five (5) feet minimum on the second floor (east and south); and an average of 8.29 feet on the second floor (south).

Required: 5 feet minimum and an average of 8 feet for the first residential floor; and not less than 8 feet (minimum) and an average of 11 feet for the second residential floor (GMC section 30.11.030, Table 30.11-B)

2. Lot Coverage

Requested: Maximum 59.82 percent

Required: In the R-1250 Zone, the maximum allowed lot coverage is 50 percent (GMC section 30.11.030, Table 30.11-B).

3. Common Outdoor Space

Requested: Minimum 1,125 square feet

Required: In the R-1250 Zone, the minimum required common outdoor space for a 15-unit residential building is 3,000 square feet (GMC section 30.11.050 C).

WAIVERS

1. Landscaped Open Space

Requested: Minimum 18.9 percent (2,830 square feet)

Required: Minimum 25 percent or 3,750 square feet (GMC section 30.11.030, Table 30.11-B).

2. Additional Open Space

Requested: None

Required: 1,100 square feet. On a lot with a minimum width of ninety (90) feet and with a density exceeding the maximum density permitted by code for lots with less than ninety (90) feet in width, an additional nine hundred (900) square foot open space area shall be provided contiguous to a street front/side setback area (GMC section 30.31.020, A7).

REQUIRED/MANDATED FINDINGS

INCENTIVES/CONCESSIONS

- 1. The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents.**

This denial finding cannot be made. The requested concessions must be granted

unless the City can demonstrate the concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents. Here, there is substantial evidence that the concessions are required to allow for additional buildable area to provide adequately sized units that would reduce the costs to the developer of providing the affordable units and attract families to the project and reduce unit turnover. The savings that the developer will realize will allow the affordable housing/overall costs to be reduced to a point where the development will be economically feasible.

These concessions enable the project to be economically feasible for the following reasons:

- A) To facilitate the proposed design and ensure architectural character that meets the City's Design Guidelines and is more compatible with the setting and context of the historic house (534 N. Kenwood Street), which is required to be preserved and rehabilitated. The reduction of interior setbacks is unavoidable with the project's generous street front setbacks at the first and second floor, which are necessary to accommodate a design compatible with the setting and street front setback of the historic house. With the requested reduction, the project will be able to provide larger units with an average floor area of 885 square feet. The proposed larger units will increase rental income for the proposed project and thereby enable the owner/developer to provide three very low-income affordable units. Furthermore, it will enable the project to better compete and improve the viability and marketability of the project.
- B) The requested additional lot coverage (footprint) will facilitate the proposed design and programming and ensure architectural character that complies with the City's Design Guidelines, including provisions to preserve the historic house, which features a large, wrapped porch and extended eaves counting towards the total lot coverage of the project. The requested additional lot coverage is necessary to enable the construction of additional buildable area for the proposed two-story apartment building (14 units) to offset the cost of providing affordable housing. It will also allow the creation of larger units to improve the viability and marketability of the project and thereby enable the owner/developer to provide affordable units and accommodate preservation of and compatibility with the historic house.
- C) The reduction in the required common outdoor space facilitates the proposed design and provides additional buildable area to construct reasonably sized units to offset the cost of providing affordable housing. The proposed units will have their own private outdoor space.

Although the project does not request additional units beyond the allowed base density of 15 units, the concessions, together, will reduce applicant's costs of providing affordable units by creating construction efficiencies and inherent reductions in costs by allowing the construction of reasonably sized units while maintaining the historic house on the site. The proposed units, with a unit mix of four one-bedroom units, ten two-bedroom units, and one three-bedroom unit, will generate rental income to offset the cost of restricting three units to very low-income households. Without these incentives, the applicant would not be able to economically provide the reasonably sized units, preserve and rehabilitate the historic house, and provide three affordable units. The project's design seeks to be compatible with the historic house in terms of setting, height, style, and mass and scale, and the concessions allow it to do so, while at the same time reducing costs associated with providing affordable units.

- 2. The incentive or concession will have a "specific adverse impact upon public health and safety," as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households. As used herein, "specific adverse impact upon public health or safety" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the general plan shall not constitute a specific, adverse impact upon public health or safety.**

This denial finding cannot be made. The incentives would not have a specific adverse impact upon the public health and safety or the physical environment. A Mitigated Negative Declaration (MND) was adopted by City Council on May 4, 2021, with the mitigation measures regarding preservation/rehabilitation of the historic house. Pursuant to CEQA Guidelines Section 15164, an addendum to the adopted MND was prepared to address the current project modifications (See Exhibit 5).

The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the three concession and two waiver requests, the project otherwise fully complies with the Zoning Code (GMC Title 30).

The project's impact in terms of the reduced interior setbacks and common outdoor space and increased lot coverage are mitigated by certain factors. The project site is

facing Kenwood Street (west side) and is adjacent to an alley at the rear (east side). The new L-shaped apartment building (14 units) provides an average of approximately 12-foot distances from the existing historic building (historic house) on the north and east side. This makes the buildings open to the sky on all sides with buffers of air and light between the existing and new buildings which help to mitigate the impact of the requested concessions. Furthermore, the apartment building provides generous street front setbacks on the first floor (24'-3") and particularly on the second floor (40'-8") in excess of code requirement which help compensate for the reduced interior setbacks. Additionally, the proposed articulations on the facades, proposed design techniques that reduce the apparent massing and scale of the building, and a variation in building forms help break up the massing created for the requested additional lot coverage. The provision of affordable housing benefits the public health and safety and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing.

- 3. The incentive or concession will be contrary to state or federal law. The granting of an incentive or concession shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition.**

This denial finding cannot be made. The incentives will not be contrary to state or federal law and do not require any other discretionary entitlement. The project complies with State Density Bonus Law, the California Environmental Quality Act (CEQA), and the City's Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the incentives/concessions.

According to state law and GMC section 30.36.080, the three requested incentives must be granted because there is no substantial evidence that: 1) The incentive or concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents; 2) The incentive or concession will have a "specific adverse impact upon public health and safety," or the physical environment or on any real property that is listed in the California Register of Historical Resources; and 3.) The incentive or concession will be contrary to state or federal law. Not only is there no substantial evidence of these "negative findings", there is substantial evidence to the contrary, and, thus, the findings for the concessions can be made.

WAIVERS

- 1. The application of said development standard(s) will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to this chapter.**

This finding can be made. Here, there is substantial evidence that the application of the development standards requested to be waived will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to GMC Chapter 30.36. The requested waivers for the reduced landscaped open space and elimination of the required additional open space are unavoidable as a result of the increased lot coverage and reduced interior setbacks (requested concessions) which are requested to modify the design of the new apartment building to be more compatible with the existing historic house in terms of setting (street front setbacks) and height (two-story versus the allowed three-story), and are necessary for actual and identifiable cost reductions to provide for affordable housing.

For the requested Waiver 1 (reduced landscaped open space), the project is required to provide a minimum of 3,750 square-foot landscaped open space (pursuant to Glendale Municipal Code (GMC), Title 30, Chapter 11.030, Table 30.11-B and Chapter 31.020 (A)(2), Table 30.31-A). Instead, the project is providing a minimum of 2,830 square-foot landscaped open space. Providing the required 3,750 square-foot landscaped open space will have the effect of physically precluding the design and construction of the housing development at the density and with the incentives or concessions granted pursuant to GMC Chapter 30.36 for the following reasons:

- i. The project is limited to two-stories in order to be more compatible in height and scale with the existing two-story historic house on the project site. For the project to physically fit the proposed housing development at the proposed density and with the incentives or concessions granted, the footprint of the building cannot be decreased any further to meet the minimum required landscaped open space.
- ii. With preserving the existing historic house and its walkways and landscaped areas, the proposed apartment building practically can only utilize 75% of the lot area. The project is also required to meet Fire Department requirements for the 36-inch-wide access (walkway) around the building with additional paved area beneath each window for rescue purposes. These limit the available open areas to be used for landscaping.

- iii. The project is required to provide a minimum of 40 square-foot private open space for each unit (GMC section 30.11.050 (B)). Units 101, 102, 103, 104, 105, 106, 107, 108, and 109 have private patios on the first floor to meet the project's private open space requirements. The paved private patios limit the areas for landscape.
- iv. In order to meet the minimum requirements for landscaped open space, the project will need an additional 920 square feet of area to designate for landscaped area. This will cause the building to reduce its footprint by 920 square feet and since the new apartment building is a two-story building, this will result in 1,840 square-foot floor area reduction, which it would consequently reduce the project's density. The diagram on sheet A2.10 (See Exhibit 7 to Staff Report) shows that the project utilizes all the possible areas for landscaped areas (for a total of 2,830 square feet).

For the requested Waiver 2 (elimination of the required additional open space), the project is required to provide an additional 1,100 square-foot open space area. Pursuant to GMC, Title 30, Chapter 31.020(A7), on a lot with a minimum width of ninety (90) feet and with a density exceeding the maximum density permitted by code for lots with less than ninety (90) feet in width, an additional nine hundred (900) square foot open space area shall be provided contiguous to a street front/side setback area. For each additional foot of lot width thereafter, or minor fraction area thereof, an additional twenty (20) square feet of such open space area shall be provided. Said area may be located on top of a subterranean or semi-subterranean garage area and may be "common outdoor space"; may be landscaped; shall be located within the fifty (50) percent of the lot depth/width nearest the front property line or street side property line; shall be visible from the public street; shall not include "private outdoor space"; and shall not include or be located within any required minimum interior, street front or street side setback area. Planter walls not exceeding a height of thirty (30) inches and railings shall be allowed in this area. The design of such additional open space area shall be integrated with the landscaping of the contiguous street front/side setback area. Second and third floors may not project into any required additional open space area and shall be proportionally stepped back from said area a minimum of three (3) feet for the second floor and a minimum of six (6) feet for the third floor to preserve the front and side elevation change-of-planes encouraged.

In the present case, the existing historic house with the existing walkways is required to remain intact and according to the above-mentioned code, the 20-foot street front setback area shall not be used toward the required additional open area. The additional open space must be provided contiguous to the street front setback area and shall be visible from the public street. The diagram on sheet A2.11 (See Exhibit 7 to Staff Report) shows the only possible location for the required additional open space that will meet the code requirements (northwest corner of the new apartment). If the project had to provide

the additional open space, one residential unit (unit 101) would be eliminated. Therefore, providing the required 1,100 square-foot additional open space will have the effect of physically precluding the design and construction of the housing development at the density and with the incentives or concessions granted pursuant to GMC Chapter 30.36.

As designed, the units comply with the ADA requirements for the minimum dimensions and clearances. The average floor area of the new units (14 units) in the new apartment building is 885 square feet, which is a reasonable size for the units to have a functional kitchen, a functional living area, an average bedroom area, private bathroom, a private washer and dryer, and adequate storage/closet area. Any further reduction in the size of the units to create more space for open space and landscaped area would negatively affect the functionality of the living spaces in the units. Accordingly, the project, with the requested concessions, will be physically impossible to construct unless the two requested waivers are granted.

2. **The waiver or reduction in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;**

This finding can be made. The requested waivers (reductions) in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. While the landscape open space will be less than required and the additional open space will not be provided, these waivers do not rise to the level of a specific, adverse impact under the law, which requires a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

The project is designed to comply with the various sections of the Glendale Municipal Code as administered by different City Departments (e.g. Fire, Glendale Water & Power, Public Works, Building & Safety, etc.). Aside from the three incentive/concession requests and two waivers, the project otherwise fully complies with the Zoning Code (GMC Title 30). Further, the provision of affordable housing benefits the public health and safety and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing.

The project's impact in terms of reduced landscaped open space and elimination of the required additional open space are mitigated by certain factors. The project site is facing Kenwood Street (west side) and is adjacent to an alley at the rear (east side) allowing for access to the open sky on all sides. The new L-shaped apartment building (14 units) will distance an average of approximately 12 feet from the existing historic house on the north and east side. This makes the existing historic house (three-bedroom unit) and the new apartment building to be open to the sky on all sides with buffers of air, light, and visual massing that mitigates the impact of the building that features less open space. Furthermore, as a result of the project's larger street front setbacks, the project provides larger open space which could compensate for the reduced open space.

3. The waiver or reduction in development standards will not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

This finding can be made. The waivers will not have an adverse impact on any real property that is listed in the California Register of Historical Resources. The existing buildings on the project's site are not listed in the California Register of Historical Resources. The buildings are not also listed on the Glendale Register of Historic Resources; however, the two-story house at 534 North Kenwood Street is eligible for local listing/designation through survey evaluation (2007 Craftsman Survey and the 2018 South Glendale Historic Resource Survey). This makes the property a historic resource pursuant to Section 15064.5 (a) of the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted by City Council on May 4, 2021. Mitigation measures were imposed on the project including the replacement of the existing oak tree with four new scrub oak tree and preservation/rehabilitation of the historic house in order to reduce impacts below a level of significance. Pursuant to CEQA Guidelines section 15164, an addendum to the adopted Mitigated Negative Declaration was prepared to address the current project modifications (See Exhibit 5). The current modified project will have no significant environmental impacts; does not increase the severity of any previously identified significant impacts, and no new mitigation measures are required.

4. The waiver or reduction in development standards will not be contrary to state or federal law.

This finding can be made. The waivers or reductions in development standards will not be contrary to state or federal law and do not require any other discretionary entitlement other than design review approval. The project complies with State Density Bonus Law, the California Environmental Quality Act, and the City's Density Bonus Ordinance, and is designed to comply with the various sections of the Glendale Municipal Code as administered by City Departments (e.g. Fire, Glendale Water & Power, Public Works,

Building & Safety, etc.). No other known federal or state laws would be in conflict with granting of the incentives/concessions.

CONDITIONS OF APPROVAL

APPROVAL of this Density Housing Plan shall be subject to the following conditions:

1. That the project shall demonstrate compliance with all comments from Public Works Engineering & Land Development dated June 27, 2023.
2. That the project shall demonstrate compliance with all comments from Public Works Urban Forestry dated June 6, 2023.
3. That the project shall demonstrate compliance with all comments from Glendale Water & Power Electrical Engineering, including but not limited to providing an on-site transformer vault facility.
4. That the project shall demonstrate compliance with all comments from Glendale Water & Power Water Engineering, including but not limited to providing backflow prevention devices and associated equipment.
5. That the project shall demonstrate compliance with all comments from the Fire Department, including but not limited to providing fire sprinkler and alarm system and connections, backflow prevention device and equipment, elevator size and access to accommodate gurney, and an emergency access walkway.
6. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved by the Director of Community Development.
7. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
8. That the project shall provide an acoustic analysis upon building permit application submittal demonstrating compliance with GMC §8.36 (Noise Ordinance, including indoor noise standard).
9. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.

10. That any expansion or modification of the structure or use shall require a new Density Bonus application. The phrase "modification of the structure or use" includes, but is not limited to, proposing a different percentage of the units as affordable or altering the affordability of the units (i.e., proposing the affordable units be restricted to low- or moderate-income households when the approval is originally for very low-income households). Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Director of Community Development.
11. That the applicant shall work with the Community Development Department and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Director of Community Development or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rentals of the required percentage of dwelling units in the housing development to persons or families of very low-income households, as specifically identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.
12. That the affordable unit(s) shall be reasonably dispersed throughout the project site and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall be to the satisfaction of the City's Housing Division.
13. That the affordability term shall not start until the date of recordation of the Housing Notice of Completion. The applicant shall notify the Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that the affordable unit may be marketed in a timely manner.
14. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval of this Density Bonus application are complied with.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period so that imperfections/incompleteness may be corrected before the appeal period expires.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," "Skip...", then type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before AUGUST 30, 2023. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Aileen Babakhani at ababakhani@glendaleca.gov or 818-937-8331.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before AUGUST 30, 2023.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under Section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Density Bonus Housing Plan. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a Density Bonus Housing Plan to at least ten (10) days' notice by mail to the applicant or permittee.

TERMINATION AND EXTENSION

GMC CHAPTER 30.41 PROVIDES FOR

Termination

Every right or privilege authorized by a Density Bonus Housing Plan shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Extension

An extension of the Density Bonus Housing Plan may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Density Bonus Housing Plan.

Cessation

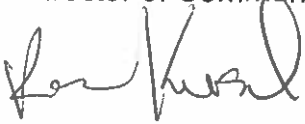
A Density Bonus Housing Plan may be terminated by the review authority upon any interruption or cessation of the use permitted by the Density Bonus Housing Plan for one year or more in the continuous exercise in good faith of such right and privilege.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Aileen Babakhani who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Aileen Babakhani, Planner, during normal business hours at (818) 937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,
Bradley Calvert
Director of Community Development



Roger Kiesel
Planning Hearing Officer

RK:AB:sm

CC: City Clerk (K.Cruz); City Attorney's Dept. (G. van Muyden/Y.Neukian/M.Yun); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/F.Garcia/K.Runzer); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Traffic (P.Casanova/S.Roudsari); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Facilities (K.Todd); A.Khachatourian; S.Louis; N.Johnson; M.Vardanyan; and case planner-Aileen Babakhani.

Attachments:

Exhibit 1: Exhibit Project Plans and Density Bonus Housing Plan

Exhibit 2: Addendum to the adopted Mitigated Negative Declaration (MND)

PUBLIC WORKS ENGINEERING
Land Development Section

Comments/Conditions

No Comments

1. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements. In addition, the applicant shall submit a Low Impact Development (LID) drainage system to the Building and Safety Division for review and approval.

2. The applicant shall enter into a Covenant & Agreement with the City for the replacement, installation, and continued maintenance of all NPDES-related drainage devices on the property and granting inspection rights to the City. Contact Mr. Bill A'Hearn for Covenant & Agreement requirements.

3. All roof and on-site drainage shall be conveyed to the street via cast iron pipes/parkway drains from the property line and exiting through the curb.

4. Remove and reconstruct existing driveway to align with new driveway.

5. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee in the amount of \$3,604 will be assessed. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.

6. The entire asphalt concrete roadway pavement within the vicinity of the property shall be inspected after the completion of the project. In the event of damage, because of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement.

7. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way and easement that may be affected by the project and shall coordinate all such work with the respective utility companies.

8. All existing street appurtenances including traffic striping, street signs, curb paintings, tree wells, utilities, and all other improvements within the public right-of-way and easement that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

9. Separate permits are required for all work within the public-right-of-way. Excavation permits shall be required for all utility work in the public right-of-way.


10. Traffic comments shall be provided separately.

11. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Case No.: PDBP-001629-2023

Address: 534 & 538 N. Kenwood Street

Case Planner: Aileen Babakhani

40. Signature:  Date: 6/27/23
Yazdan T. Emrani, P.E.
Director of Public Works

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: **534 and 538 N. KENWOOD ST.**

Project
Case No.: **PDBP-001629-2023**

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

- This office DOES NOT have any comment.
- This office HAS the following comments/conditions. (See attached Dept. Master List)

Date: 6/16/23

Print Name: Loren Klick

Title: Urban Forester Dept. PWMS Tel.: x3416

a. ADDITIONAL COMMENTS:

- 1.

NEW FORESTRY COMMENTS JUNE 16, 2023

Previous Forestry comments are included below for reference. Forestry has no concerns regarding the density bonus, but some outstanding items from the previous round of comments appear to be unresolved.

Indigenous Tree Ordinance

Previous comments regarding the existing oak tree are still valid. In the event the *Quercus berberidifolia* are not able to be located in 24" box size, please contact Forestry for any valid substitutions in terms of nursery pot size and species.

Street Tree Ordinance

A Street Tree Permit will be required for the project. Developer should make clear their intent for the City street trees. Since the previous comments dating nearly five years prior, one tree, the south-most tree adjacent to 538 N Kenwood has declined and is unlikely to survive construction impacts, even with required tree protection. This tree should be removed and replaced with a tree of the same species (*Cinnamomum camphora*) at 24" box size and meeting all relevant City nursery and planting standards. Please indicate this on plans and contact Forestry for the City specifications.

Forestry would prefer the other two existing street trees are preserved but given expected utility improvements and excavation within the ROW, permit requirements regarding not cutting roots must be strictly followed. Should these trees decline or die as a result of the project in spite of all required permit requirements being followed, removal and replacement at the cost of the developer will be required.

Previous comments from Forestry, dated April 19, 2018:

This project is located on two developed properties in the Glendale Downtown neighborhood. The properties are generally level and are surrounded by fully developed properties. Both properties containing existing single family houses with open spaces in the front and rear of the properties. The open spaces are vegetated with a mix of unmaintained turf grass and ornamental plants. There are several shade trees on

the property including; three mature Palm trees in front of 532 N. Kenwood St., three mature broadleaf trees at the rear of 534 N. Kenwood St., and a mature native Oak between the two existing houses. The following comments are based on a review of the site plans and a visit to the property.

Indigenous Tree Ordinance: There is one protected indigenous tree on the property, a mature Coast Live Oak tree located on the 534 N. Kenwood St. near the property line between 542 and 534 N. Kenwood St. The tree is shown on the site plans (on the survey sheet) and is accurately labelled but the dripline is not drawn. The tree appears healthy but was recently poorly trimmed, presumably to clear the roof of low hanging branches. No Indigenous tree permit was issued to this address for the tree work and the tree work was performed in manner prohibited by the indigenous tree ordinance making this a violation of the indigenous tree ordinance. The damage done to the tree was not substantial and the tree will likely recover with some remedial treatments.

Based on the renderings and the proposed new multi-unit building (the tree is not shown on any of the finished building sheets), the developers do not intend to preserve this tree. While the tree is located close to the proposed new multi-unit building and the remaining single family house, it is not within the footprint of either (part of the dripline is above the parking garage). Further, the tree is located in an area that is designated as an open space in the finished building space. Preservation of this Oak tree does appear possible with the installation of protective measures around the tree and a reduction in the size of the underground garage near the tree.

Street Tree Ordinance: There are three street trees in the parkway in front of the addresses; two are in front of 534 N. Kenwood St. and one is in front of 532 N. Kenwood St. All three trees are mature Camphor and appear drought stressed but otherwise healthy. The trees are shown on the site plans (on the site survey and in the landscape plans); however, the number of street trees varies depending on which sheet you are looking at. Based on the renderings and the layout of the new multi-unit building, the developer intends to remove one of the street trees (the tree in front of 532) and preserve the remaining two (the two trees in front of 534). There is approximately fifteen feet between the street trees in the parkway and any proposed building and more than twenty feet between the street trees and the proposed driveway. It is entirely possible to preserve the three existing street trees with the installation of protective measures around the parkway sections containing the trees. Removal of one of the streets would be considered by Forestry but it would come with the condition that each street tree removed would be replaced with two new trees.

The project is not supportable by Forestry in its current design since it requires the destruction of a mature indigenous tree that can be preserved without requiring significant changes to the project. Forestry would reconsider its support if the design was modified to preserve this Oak tree.

Forestry Comments November 16, 2018:

Indigenous Tree Ordinance

The project team and City Planning have determined that that removing the one (1) protected coast live oak tree on site is unavoidable. Forestry will support the removal of the protected oak tree on site with the following conditions:

1. Four (4) mitigation trees are planted on site, in a protected species. Forestry has reviewed the proposed landscaping plan and suggests substituting (4) scrub oak (*Quercus berberidifolia*) in the place of (4) toyon that are already specified throughout the site.
2. The (4) mitigation trees will be guaranteed to survive 3 years after installation and will be replaced if they die within a 3 year period.
3. The mitigation trees are indicated on the final landscaping plan.
4. The ITO permit fees are paid as follows:
 - a. \$724.00 ITO Permit
 - b. \$99 per mitigation tree, for a total of \$396

Please contact Katherine Williams at 818-550-3402 or kwilliams@glendaleca.gov with questions or to discuss mitigation options on the landscaping plan.

City Street Trees

Please clarify intent to preserve the city street trees adjacent to the project site, per Forestry's original comments from April 2018.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

- 1.

SHEET INDEX

CONSULTANTS

PROJECT SUMMARY

EXHIBIT 1



ARCHITECT INC.

Hamlet Zohrabians Architect, Inc. 3467 Ocean View Blvd, Suite B Glendale, California 91208

T +1 818.236.3619 hamlet@zohrabians.com

www.zohrabians.com

STAMP:

These drawings and specifications are the property and copyright of HAMLET ZOHRABIANS ARCHITECT INC., and shall not be used on any other work except by agreement with HAMLET ZOHRABIANS ARCHITECT INC. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of HAMLET ZOHRABIANS ARCHITECT INC. prior to the commencement of any work.

The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:

R & A HOMES LLC PO BOX 291473 Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood Apartments

538-534 N Kenwood St. Glendale Ca. 91206

REVISIONS

Table with columns: DESCRIPTION, DATE, BY

SHEET TITLE:

DATA AND SHEET INDEX

Table with columns: DATE, SCALE, DRAWN BY, JOB NUMBER, SHEET

A1.1

- ARCHITECTURAL
A-1.1 - Data & Index / Plot Plan
A-2.1 - Site and First Floor Plan
A-2.2 - Semi-Subterranean Parking Garage
A-2.3 - Second Floor Plan
A-2.4 - Roof Plan
A-2.5 - Proposed Semi-subterranean parking average setback
A-2.6 - Proposed First Floor Average Setbacks
A-2.7 - Proposed Second Floor Average Setbacks
A-2.8 - Proposed Landscape Area Calculations
A-2.9 - Proposed Lot Coverage and Common Open Space Calculations

- A-3.1a - Existing House Enlarged Plans
A-3.1b - Existing House Proposed Restoration Plans

- A-4.1 - Proposed Building West and North Elevations
A-4.2 - Proposed Building East and South Elevations
A-4.3 - Existing Historic House Building Elevations
A-4.4 - Existing Historic House Proposed Exterior Improvements

- A-5.1 - Building Sections

- A-6.1 - Details
A-6.2 - Details
A-6.3 - Details

- A-7.1 - Window and Door and Room Finish Schedules

- L-1 - Planting Plan
L-2 - Irrigation Plan
L-3 - Landscape Details

ARCHITECT:
HAMLET ZOHRABIANS AIA
3467 OCEAN VIEW BLVD. SUITE B
GLENDALE, CA 91208
T. 818.236.3619
hamlet@zohrabians.com

STRUCTURAL ENGINEER:

ENERGY CONSERVATION

GEOTECHNICAL ENGINEER:

PROJECT DESCRIPTION:
REQUIRED PARKING:
PARKING:
FRONT SETBACK:
PROPOSED PARKING:
PROPOSED FRONT SETBACK:
INTERIOR SETBACK:
URBAN FORESTER:

DENSITY:
ALLOWABLE DENSITY:
ALLOWABLE INCENTIVES/CONCESSIONS:
REQUESTED WAIVER OR REDUCTION OF DEVELOPMENT STANDARDS:

BUILDING HEIGHT:
LOT COVERAGE:
FLOOR AREA:

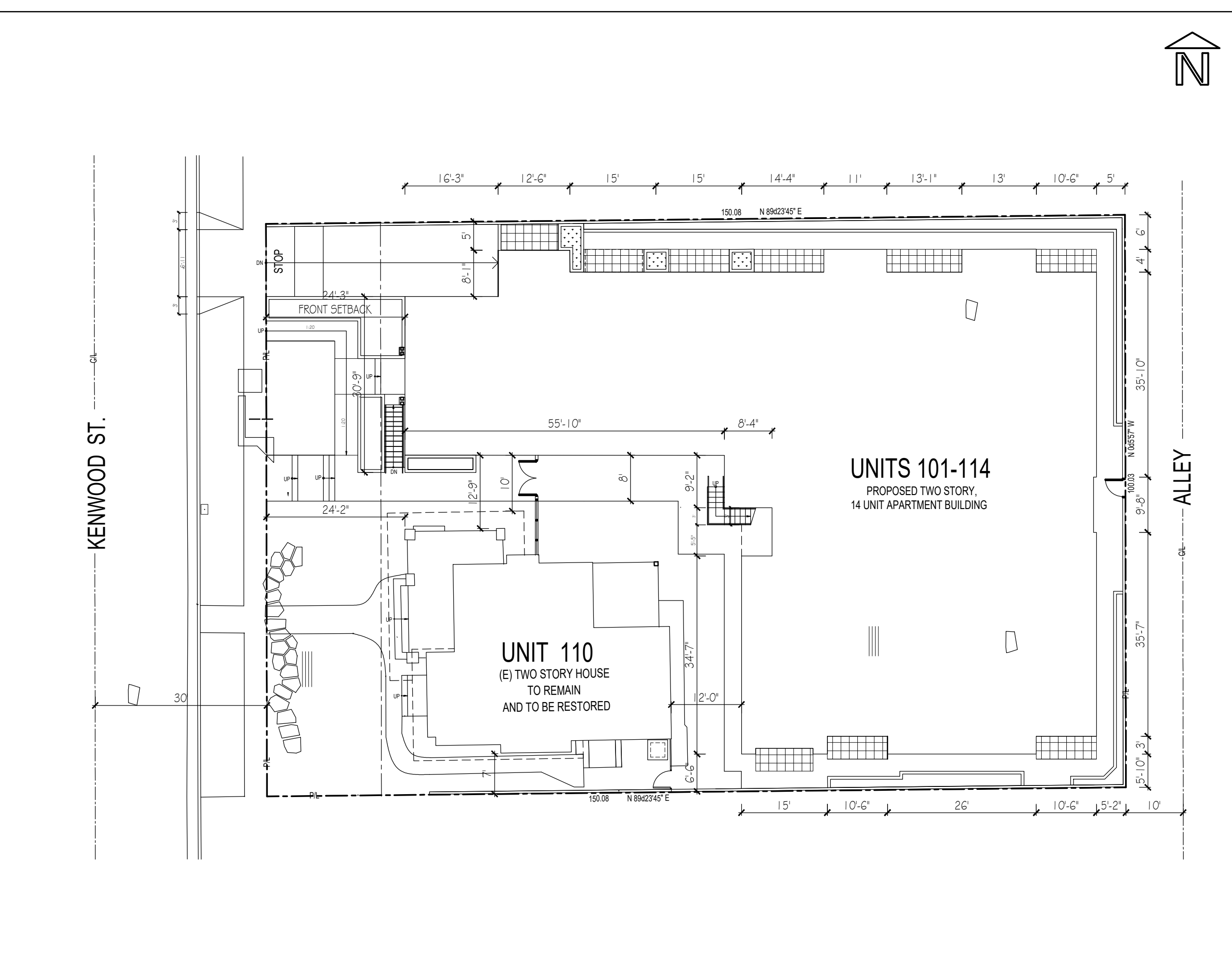
PERIMETER FENCE WALLS:
GRADE:
PROJECT BUILDING CODE DATA:

RESIDENTIAL UNIT CONFIGURATION:
Table with columns: UNIT NO., BEDROOMS, FIRST FLOOR, SECOND FLOOR, TOTAL, PRIVATE OUTDOOR SPACE, UNIT NO. 110, PRIVATE OUTDOOR SPACE, TOTAL PROJECT

PROPOSED AFFORDABLE INCOME UNIT

PROPOSED AFFORDABLE INCOME UNIT

PLOT PLAN



NOTE:
1- The Project will follow the Restoration Plan.
2- The Project will Comply with Items MM-1, MM-2 and MM-3 of the Final MND.
MM-1 The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry comments dated November 16, 2018, which shall include the following:

MM-2 The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Environmental, Inc. dated July 23, 2019, for restoration and rehabilitation of the single-family residence. The Project shall specifically include and address the following:

MM-3 If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.

SCALE 1/16" = 1'-0"

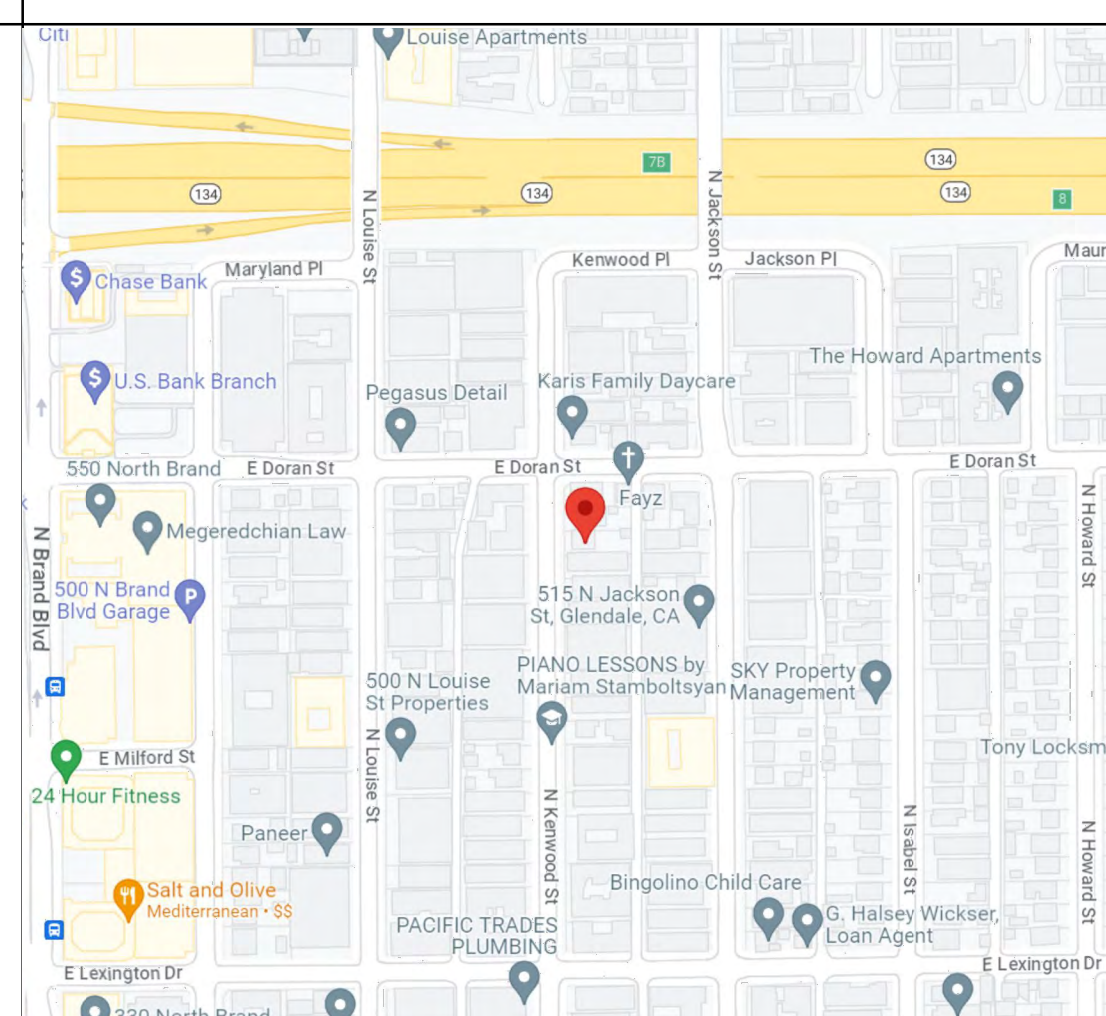
LEGEND

- EXTERIOR WALLS:
1" CEMENT PLASTER OVER PAPER BACKED METAL LATH ON THE EXTERIOR SIDE AND 5/8" TYPE "X" GYPSUM BOARD ON INTERIOR SIDE OF 2X6 @ 16" O.C.
PROVIDE R-15 INSULATION IN STUD SPACE
INTERIOR WALLS / PARTITIONS:
ONE LAYER OF TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2X6 @ 16" O.C.
PROVIDE R-15 INSULATION IN PLUMBING WALL STUD SPACE

ABBREVIATIONS

Table with columns: R.D., D.D., O.D., O.S., F.E., FACP, FDC, ROOF DRAIN, DECK DRAIN, OVERFLOW DRAIN, OVERFLOW SCUPPER, FIRE EXTINGUISHER, FIRE ALARM CONTROL PANEL, FIRE DEPARTMENT CONNECTION, FP, EW, W, CD, EM, SI, K.B., FIREPLACE, ESCAPE WINDOW, WOOD, CONCRETE DECK, EMERGENCY LIGHT, STAIRCASE SIGN, KNOX BOX

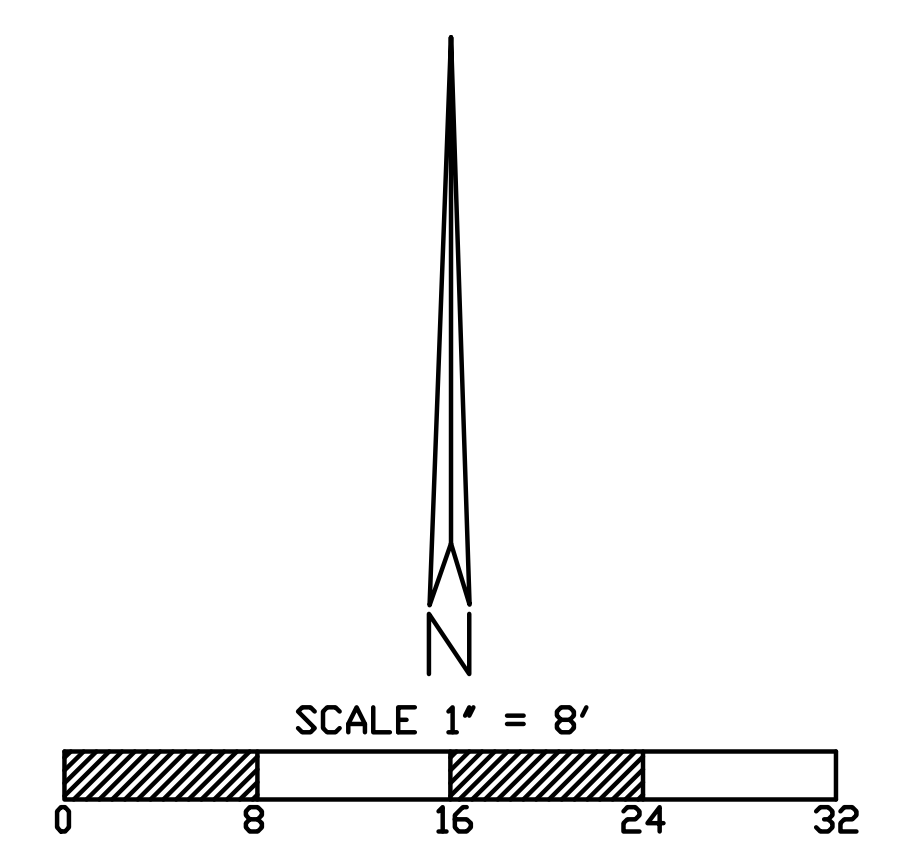
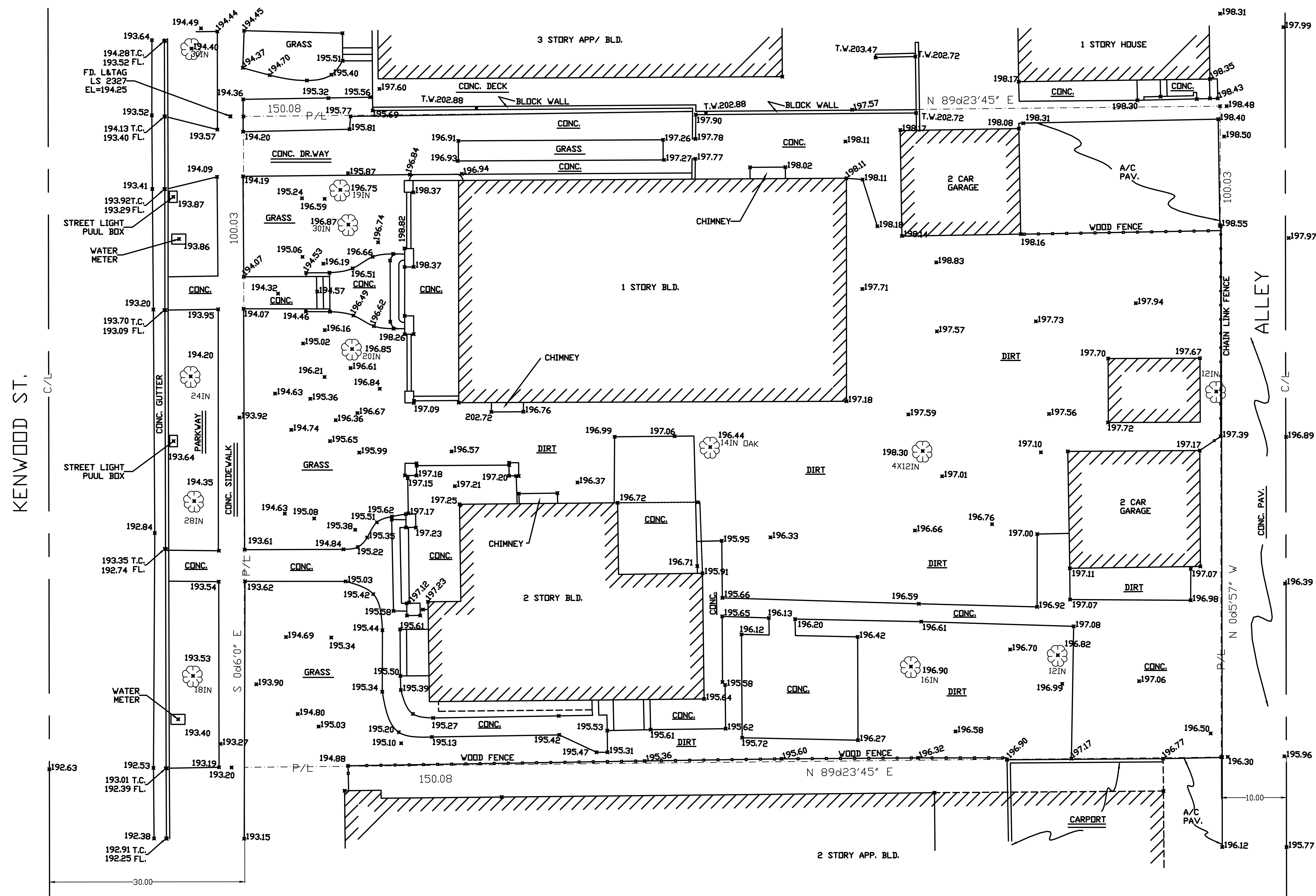
VICINITY MAP



SYMBOLS

- GENERAL BUILDING SECTION NUMBER/LETTER SHEET WHERE DRAWN
INTERIOR ELEVATION NUMBER / LETTER
SHEET WHERE DRAWN
PARTIAL SECTION OR PARTIAL DETAIL NUMBER SHEET WHERE DRAWN
FLOOR LEVEL OF DOOR
DOOR NUMBER
FLOOR LEVEL OF WINDOW
WINDOW NUMBER
ROOM REFERENCE

TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION
 LOT'S 3&5
 BLOCK 6
 LIVINGSTON TRACT
 M.B. 17-164

BANCH MARK - ASSUMED EL=194.25 ON FD.
 L&TAG LS.2327 ON N'LY P/L PROD.

NOTE
EASEMENTS IF ANY, ARE NOT SHOWN ON THIS SURVEY

PROP. ADDRESS:	534 & 538 KENWOOD ST. GLENDALE, CA. 91206
SURVEYED BY:	GDR MKRTCHYAN
	TEL.(818)642-1777 FAX.(818)780-1920
DATE:	04-07-2015
SCALE:	1" = 8'



ARCHITECT INC.

Hamlet Zohrabians Architect, Inc.
3467 Ocean View Blvd, Suite B
Glendale, California 91208

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hamlet@zohrabians.com

www.zohrabians.com

STAMP:

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CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING SITE AND FIRST FLOOR PLAN

DATE	07.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A2.1

PROJECT DESCRIPTION:

NEW PROPOSED 15-UNIT, TWO-STORY APARTMENT BUILDING (INCLUDING DENSITY BONUS AFFORDABLE UNITS) OVER SEMI-SUBTERRANEAN PARKING GARAGE INCLUDING:
NEW PROPOSED 14-UNIT, TWO-STORY APARTMENT BUILDING AND EXISTING TWO-STORY HISTORIC HOUSE TO REMAIN AND TO BE RESTORED AS 15TH UNIT

PROJECT DATA:

LEGAL DESCRIPTION: LIVINGSTONE TRACT, LOTS 3 AND 5, BLK. G
APN: 5643-007-003 AND 5643-007-004
LOT AREA = 15,000 s.f.
ZONE = R-1250

DENSITY:

ALLOWABLE NUMBER OF UNITS = 15,000 s.f. / 1,250 s.f. = 12 UNITS
ALLOWABLE DENSITY (for lots more than 90 ft. wide = 1,000 s.f. / unit) = 15 UNITS

Base Units in the Project = 15,000 s.f. / 1,000 s.f. = 15
Max. Allowable Units with Density Bonus = 15 (1.5%) = 22.5 = 23
Min. Required Very Low Affordable units = 15 (15%) = 2.25 = 3
Min. Required Bedrooms = 5

TOTAL PROPOSED RESIDENTIAL UNITS = 15
Proposed Percent Very Low Income household units = 20%
Allowable number of incentives = 3

ALLOWABLE INCENTIVES/CONCESSIONS:

- 1- Reduced interior setback requirements
- 2- Additional Lot Coverage
- 3- Reduced Required Common Outdoor Space Area

REQUESTED WAIVER OR REDUCTION OF DEVELOPMENT STANDARDS:

- 1- Reduce The Required Landscaped Open Space.
- 2- Waive The Required Additional Open Space for Lots Wider than 90 ft.

BUILDING HEIGHT:

ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 28'

LOT COVERAGE:

ALLOWABLE LOT COVERAGE = 50% X 15,000 s.f. = 7,500 s.f.
PROPOSED LOT COVERAGE = 259 s.f.
NEW PROPOSED BUILDING LOT COVERAGE = 7,261 s.f.
EXISTING HISTORIC HOUSE LOT COVERAGE = 1,712 s.f.

PROPOSED LOT COVERAGE = 8,973 s.f. = 59.82%
Concession #2 will satisfy this requirement.

FLOOR AREA:

ALLOWABLE FLOOR AREA = 1.2 (15,000) = 18,000 s.f.
PROPOSED RESIDENTIAL FLOOR AREA = 14,274 s.f.
PROPOSED ELEVATOR SHAFT AREA = 259 s.f.
TOTAL PROPOSED FLOOR AREA = 14,532 s.f. = 0.97 FAR

GRADE = (194.13 + 193.01) / 2 = 193.57
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 193.57 + 3 = 196.57
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 196.5

PERIMETER FENCE WALLS:

MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.50'
LOWEST ADJACENT GROUND LEVEL = 195.36'
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 201.86'

PARKING:

REQUIRED PARKING: In Accordance with 30.36.090 (Parking Concessions)
1.5 SPACES PER ZBR
1 SPACE PER 1 BR
2 SPACES PER 3BR
10 (1.5) + 4 (1) + 1 (2) = 21 (Inclusive of Handicapped and Guest Parking)
PROPOSED PARKING: STANDARD = 20
HANDICAPPED = 2
TOTAL = 22

OUTDOOR SPACE:

REQUIRED COMMON OUTDOOR SPACE = 15(200 s.f./UNIT) = 3,000 s.f.
PROPOSED COMMON OUTDOOR SPACE = 1,125 s.f.
Concession #3 will satisfy this requirement.

REQUIRED PRIVATE OUTDOOR SPACE = 40 s.f. / UNIT
PROPOSED PRIVATE OUTDOOR SPACE = SEE RESIDENTIAL UNIT CONFIGURATION TABLE

PERMANENT LANDSCAPED OPEN SPACE:

REQUIRED LANDSCAPED OPEN SPACE = 25% (15,000 s.f.) = 3,750 s.f.
PROPOSED PERMANENT LANDSCAPED OPEN SPACE: 124+238+47+23+548+746+597+61+447+177+10+10+18 = 2,830 s.f.
Requested Waiver #1 will satisfy this requirement.

ADDITIONAL PERMANENT LANDSCAPED OPEN SPACE:

REQUIRED ADDITIONAL LANDSCAPED OPEN SPACE = 900 s.f. + (100.03-90)20 s.f. = 900 s.f. + 200.6 = 1,100.6 s.f.
Requested Waiver #2 will satisfy this requirement.

URBAN FORESTER:

THERE IS ONLY ONE OAK TREE ON THE SUBJECT PROPERTY THAT WILL BE REMOVED.

FRONT SETBACK:

REQUIRED FRONT SETBACK:
Subterranean parking garage = 20 ft. min., 23 ft. average
First Floor = 20 ft. min., 23 ft. average
Second Floor = 20 ft. min., 23 ft. average

PROPOSED FRONT SETBACK:

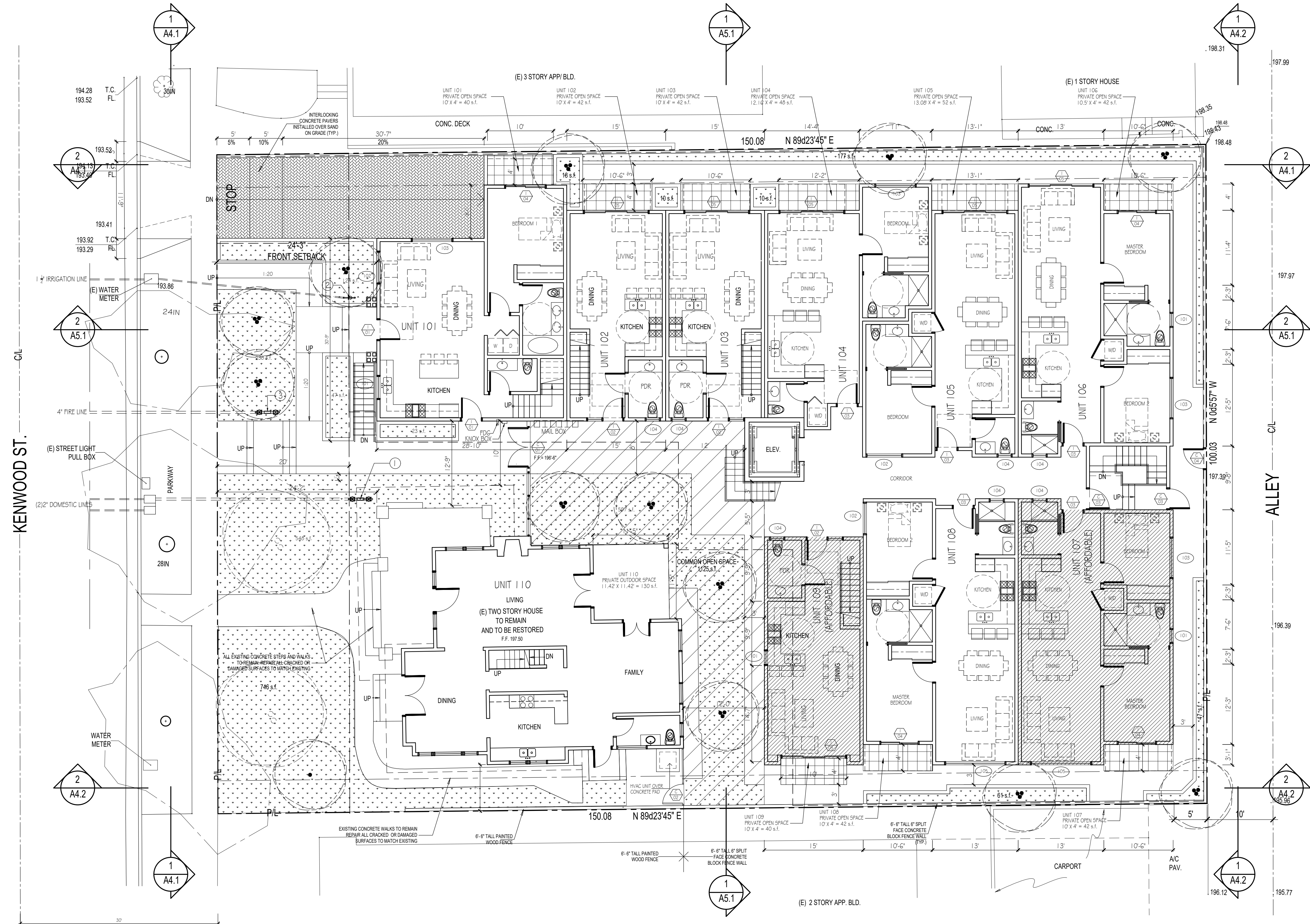
Subterranean parking garage = 20 ft. min., 57.44 ft. average
First Floor = 24.25 ft. min., 32.72 ft. average
Second Floor = 40.50 ft. min., 46.30 ft. average

INTERIOR SETBACK:

REQUIRED INTERIOR SETBACK:
Subterranean parking garage = Not Required
First Floor = 5 ft. min., 8 ft. average
Second Floor = 5 ft. min., 11 ft. average

PROPOSED INTERIOR SETBACK:

Subterranean parking garage = Not Required
First Floor = 5 ft. min.
Second Floor = 5 ft. min.
Concession #1 will satisfy this requirement.



1 SITE AND PROPOSED FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

RESIDENTIAL UNIT CONFIGURATION:

UNIT NO.	101	102	103	104	105	106	107	108	109	204	205	206	207	208	TOTAL
BEDROOMS	2	2	2	1	1	2	2	2	2	1	1	2	2	2	2
FIRST FLOOR	900	477	477	683	709	904	889	911	509	-	-	-	-	-	6,459 s.f.
SECOND FLOOR	350	540	512	-	-	-	-	-	477	683	709	904	861	889	5,925 s.f.
TOTAL	1250	1017	989	683	709	904	889	911	986	683	709	904	861	889	12,384 s.f.
PRIVATE OUTDOOR SPACE	40	42	42	48	52	42	42	42	40	57	52	42	42	42	

UNIT NO. 110	EXISTING TWO-STORY HISTORIC HOUSE TO REMAIN AND TO BE RESTORED	1,890 s.f.
PRIVATE OUTDOOR SPACE		130
TOTAL PROJECT		14,274 s.f.
	PROPOSED AFFORDABLE INCOME UNIT	

- BACKFLOW PREVENTORS:**
- 1 REDUCED PRESSURE PRINCIPAL ASSEMBLY (4" DOMESTIC) 4" WILKINS 375AST.
 - 2 REDUCED PRESSURE PRINCIPAL ASSEMBLY (1-1/2" IRRIGATION) WILKINS 375XL (H)
 - 3 FIRE SPRINKLER DOUBLE CHECK DETECTOR ASSEMBLY (4" FIRE) 4" WILKINS 350AST. SEE A1.6 FOR DETAILS

INTERLOCKING CONCRETE FINERS INSTALLED OVER SAND ON GRADE (TYP.)

CONC. DECK

UNIT 101 PRIVATE OPEN SPACE 10' X 4' = 40 s.f.

UNIT 102 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 103 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 104 PRIVATE OPEN SPACE 12.14' X 4' = 48 s.f.

UNIT 105 PRIVATE OPEN SPACE 13.08' X 4' = 52 s.f.

UNIT 106 PRIVATE OPEN SPACE 10.5' X 4' = 42 s.f.

UNIT 107 AFFORDABLE

UNIT 108

UNIT 109 PRIVATE OPEN SPACE 10' X 4' = 40 s.f.

UNIT 106 PRIVATE OPEN SPACE 11.42' X 11.42' = 130 s.f.

UNIT 107 AFFORDABLE

UNIT 108

UNIT 109 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 106 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 107 AFFORDABLE

UNIT 108

UNIT 109 PRIVATE OPEN SPACE 10' X 4' = 40 s.f.

UNIT 106 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 107 AFFORDABLE

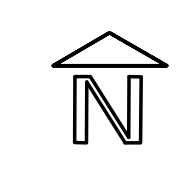
UNIT 108

UNIT 109 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 106 PRIVATE OPEN SPACE 10' X 4' = 42 s.f.

UNIT 107 AFFORDABLE

UNIT 108



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 www.zohrabians.com

PROJECT DESCRIPTION:
 NEW PROPOSED 15-UNIT, TWO-STORY APARTMENT BUILDING (INCLUDING DENSITY BONUS AFFORDABLE UNITS) OVER SEMI-SUBTERRANEAN PARKING GARAGE INCLUDING:
 NEW PROPOSED 14-UNIT, TWO-STORY APARTMENT BUILDING AND EXISTING TWO-STORY HISTORIC HOUSE TO REMAIN AND TO BE RESTORED AS 15TH UNIT

PROJECT DATA:
 LEGAL DESCRIPTION: LIVINGSTONE TRACT, LOT3 AND 5, BLK G
 APN: 5643-007-003 AND 5643-007-004
 LOT AREA = 15,000 s.f.
 ZONE = R-1250

DENSITY:
 ALLOWABLE NUMBER OF UNITS = 15,000 s.f. / 1,250 s.f. = 12 UNITS
 ALLOWABLE DENSITY (for lots more than 90 ft. wide = 1,000 s.f./unit) = 15 UNITS

Base Units in the Project = 15,000 s.f. / 1,000 s.f. = 15
 Max. Allowable Units with Density Bonus = 15 (1.5) = 22.5 = 23
 Min. Required Very Low Affordable units = 15 (15%) = 2.25 = 3
 Min. Required Bedrooms = 5
 TOTAL PROPOSED RESIDENTIAL UNITS = 15
 Proposed Percent VERY LOW INCOME household units = 20%
 Allowable number of incentives = 3

ALLOWABLE INCENTIVES/CONCESSIONS:
 1- Reduced interior setback requirements
 2- Additional Lot Coverage
 3- Reduced Required Common Outdoor Space Area

REQUESTED WAIVER OR REDUCTION OF DEVELOPMENT STANDARDS:
 1- Reduce The Required Landscaped Open Space.
 2- Wave The Required Additional Open Space for Lots Wider than 90 ft.

BUILDING HEIGHT:
 ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
 PROPOSED MAXIMUM BUILDING HEIGHT = 28'

LOT COVERAGE:
 ALLOWABLE LOT COVERAGE = 50% X 15,000 s.f. = 7,500 s.f.
 PROPOSED LOT COVERAGE:
 NEW PROPOSED BUILDING LOT COVERAGE = 7,261 s.f.
 EXISTING HISTORIC HOUSE LOT COVERAGE = 1,712 s.f.

FLOOR AREA:
 ALLOWABLE FLOOR AREA = 1.2 (15,000) = 18,000 s.f.
 PROPOSED RESIDENTIAL FLOOR AREA = 14,274 s.f.
 PROPOSED ELEVATOR SHAFT AREA = 250 s.f.
 TOTAL PROPOSED FLOOR AREA = 14,524 s.f. = 0.97 FAR

GRADE = (194.13 + 193.01) / 2 = 193.57
 ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 193.57 + 3 = 196.57
 PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 196.5

PERIMETER FENCE WALLS:
 MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.50
 LOWEST ADJACENT GROUND LEVEL = 195.36
 MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 201.86'

PARKING:
 REQUIRED PARKING:
 In Accordance with 30.36.090 (Parking Concessions)
 1.5 SPACES PER 2BR
 1 SPACE PER 1BR
 2 SPACES PER 3BR
 10 (1.5) + 4 (1) + 1 (2) = 21
 (Inclusive of Handicapped and Guest Parking)

PROPOSED PARKING:
 STANDARD = 20
 HANDICAPPED = 2
 TOTAL = 22

OUTDOOR SPACE:
 REQUIRED COMMON OUTDOOR SPACE = 15(200 s.f./UNIT) = 3,000 s.f.
 PROPOSED COMMON OUTDOOR SPACE = 1,125 s.f.
 Concession #3 will satisfy this requirement.

PERMANENT LANDSCAPED OPEN SPACE:
 REQUIRED LANDSCAPED OPEN SPACE = 25% (15,000 s.f.) = 3,750 s.f.
 PROPOSED PERMANENT LANDSCAPED OPEN SPACE:
 124 + 238 + 47 + 23 + 548 + 746 + 597 + 61 + 47 + 177 + 10 + 10 + 18 = 2,830 s.f.
 Requested Waiver #1 will satisfy this requirement.

ADDITIONAL PERMANENT LANDSCAPED OPEN SPACE:
 REQUIRED ADDITIONAL LANDSCAPED OPEN SPACE = 900 s.f. + (100.03-90)20 s.f. = 900 s.f. + 200.6 s.f. = 1,100.6 s.f.
 Requested Waiver #2 will satisfy this requirement.

URBAN FORESTER:
 THERE IS ONLY ONE OAK TREE ON THE SUBJECT PROPERTY THAT WILL BE REMOVED.

FRONT SETBACK:
 REQUIRED FRONT SETBACK:
 Subterranean parking garage = 20 ft. min., 23 ft. average
 First Floor = 20 ft. min., 23 ft. average
 Second Floor = 20 ft. min., 23 ft. average

INTERIOR SETBACK:
 REQUIRED INTERIOR SETBACK:
 Subterranean parking garage = Not Required
 First Floor = 5 ft. min., 0 ft. average
 Second Floor = 0 ft. min., 1 ft. average

PROPOSED INTERIOR SETBACK:
 Subterranean parking garage = Not Required
 First Floor = 5 ft. min.
 Second Floor = 5 ft. min.
 Concession #1 will satisfy this requirement.

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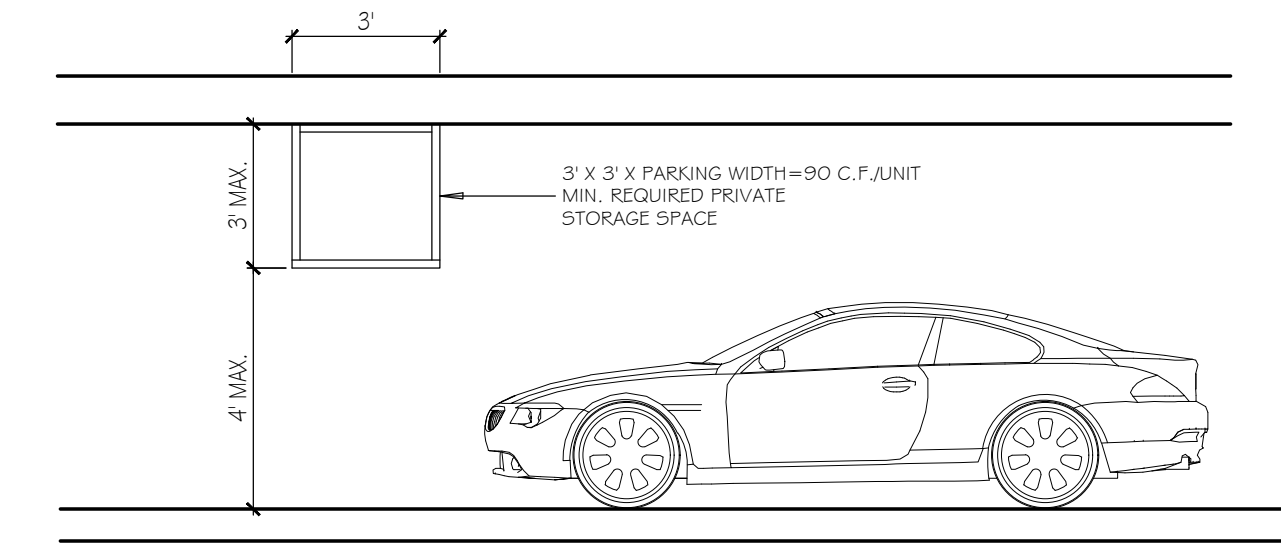
CLIENT:
 R & A HOMES LLC
 PO BOX 291473
 Los Angeles Ca 90029

PROJECT:
 538-534 N Kenwood Apartments
 538-534 N Kenwood St.
 Glendale Ca. 91206

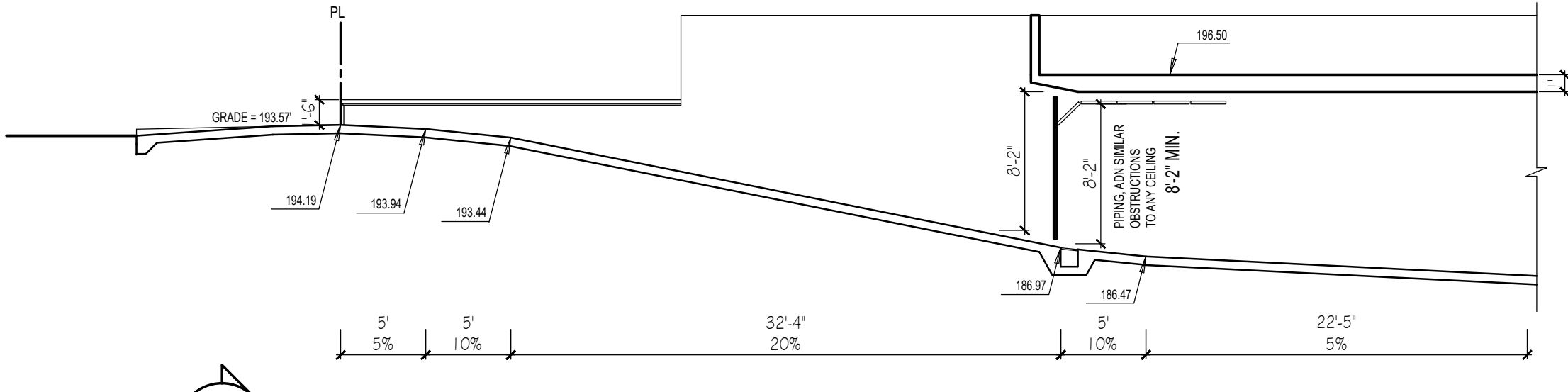
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 PROPOSED BUILDING SEMI-SUBTERRANEAN PARKING GARAGE

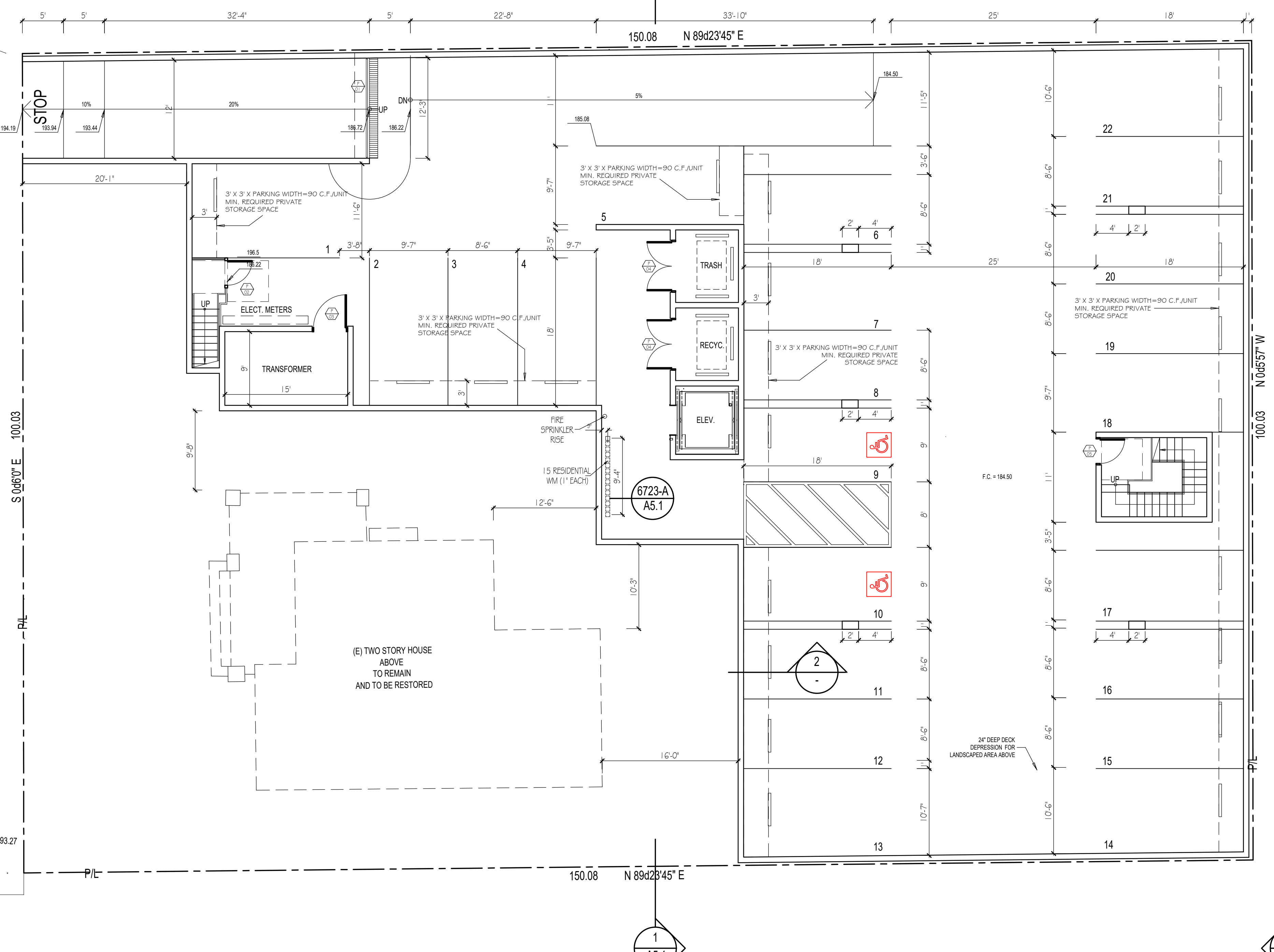
DATE	07.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	A2.2



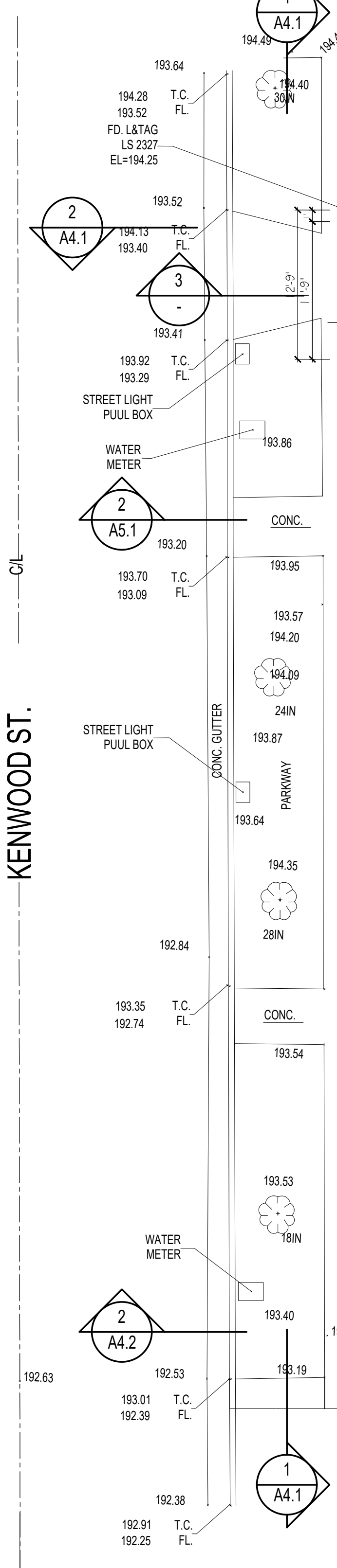
2 STORAGE/PARKING MIN. VERTICAL CLEARANCE



3 DRIVEWAY RAMP PROFILE SCALE 1/8"=1'-0"



1 PROPOSED SEMI-SUBTERRANEAN PARKING GARAGE PLAN SCALE 1/8"=1'-0"



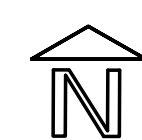
KENWOOD ST.

ALLEY

1
A4.1

1
A5.1

1
A4.2



ARCHITECT INC.

Hamlet Zohrabians Architect, Inc.
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Glendale, California 91208

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CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING
SECOND FLOOR PLAN

DATE	07.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A2.3

PROJECT DESCRIPTION:
NEW PROPOSED 15-UNIT, TWO-STORY APARTMENT BUILDING (INCLUDING DENSITY BONUS AFFORDABLE UNITS) OVER SEMI-SUBTERRANEAN PARKING GARAGE INCLUDING:
NEW PROPOSED 14-UNIT, TWO-STORY APARTMENT BUILDING AND EXISTING TWO-STORY HISTORIC HOUSE TO REMAIN AND TO BE RESTORED AS 15TH UNIT

PROJECT DATA:
LEGAL DESCRIPTION: LIVINGSTONE TRACT, LOTS 3 AND 5, BLK 6
APN: 5643-007-003 AND 5643-007-004
LOT AREA = 15,000 s.f.
ZONE = R-1250

DENSITY:
ALLOWABLE NUMBER OF UNITS = 15,000 s.f. / 1,250 s.f. = 12 UNITS
ALLOWABLE DENSITY (for lots more than 90 ft. wide = 1,000 s.f. / unit) = 15 UNITS

Base Units in the Project = 15,000 s.f. / 1,000 s.f. = 15
Max. Allowable Units with Density Bonus = 15 (1.5) = 22.5 = 23
Min. Required Very Low Affordable units = 15 (1.5%) = 2.25 = 3
Min. Required Bedrooms = 5
TOTAL PROPOSED RESIDENTIAL UNITS = 15
Proposed Percent VERY LOW INCOME household units = 20%
Allowable number of incentives = 3

ALLOWABLE INCENTIVES/CONCESSIONS:
1- Reduced interior setback requirements
2- Additional Lot Coverage
3- Reduced Required Common Outdoor Space Area

REQUESTED WAIVER OR REDUCTION OF DEVELOPMENT STANDARDS:
1- Reduce The Required Landscaped Open Space.
2- Waive The Required Additional Open Space for Lots Wider than 90 ft.

BUILDING HEIGHT:
ALLOWABLE HEIGHT = 36 FT. + 5' FOR ROOFS W/ MIN. 3:12 = 41'
PROPOSED MAXIMUM BUILDING HEIGHT = 28'

LOT COVERAGE:
ALLOWABLE LOT COVERAGE = 50% X 15,000 s.f. = 7,500 s.f.
PROPOSED LOT COVERAGE = 14,532 s.f. / 10,003 s.f. = 1.4532
NEW PROPOSED BUILDING LOT COVERAGE = 7.261 s.f.
EXISTING HISTORIC HOUSE LOT COVERAGE = 1.712 s.f.
PROPOSED LOT COVERAGE = 6,973 s.f. = 59.82%
Concession #2 will satisfy this requirement.

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GRADE = (194.13 + 193.01) / 2 = 193.57
ALLOWABLE SEMI-SUBTERRANEAN GARAGE DECK EL. = 193.57 + 3 = 196.57
PROPOSED SEMI-SUBTERRANEAN GARAGE DECK EL. = 196.5

PERIMETER FENCE WALLS:
MAX. ALLOWABLE HEIGHT OF SOLID FENCE + GARAGE ABOVE ADJACENT GROUND LEVEL = 6.50'
LOWEST ADJACENT GROUND LEVEL = 195.36'
MAX. ALLOWABLE TOP OF SOLID FENCE WALL = 201.86'

PARKING:
REQUIRED PARKING:
In Accordance with 30.36.090 (Parking Concessions)
1.5 SPACES PER 2BR
1 SPACE PER 1 BR
2 SPACES PER 3BR
10 (1.5) + 4 (1) + 1 (2) = 21
(Inclusive of Handicapped and Guest Parking)
PROPOSED PARKING:
STANDARD = 20
HANDICAPPED = 2
TOTAL = 22

OUTDOOR SPACE:
REQUIRED COMMON OUTDOOR SPACE = 15(200 s.f./UNIT) = 3,000 s.f.
PROPOSED COMMON OUTDOOR SPACE = 1,125 s.f.
Concession #3 will satisfy this requirement.

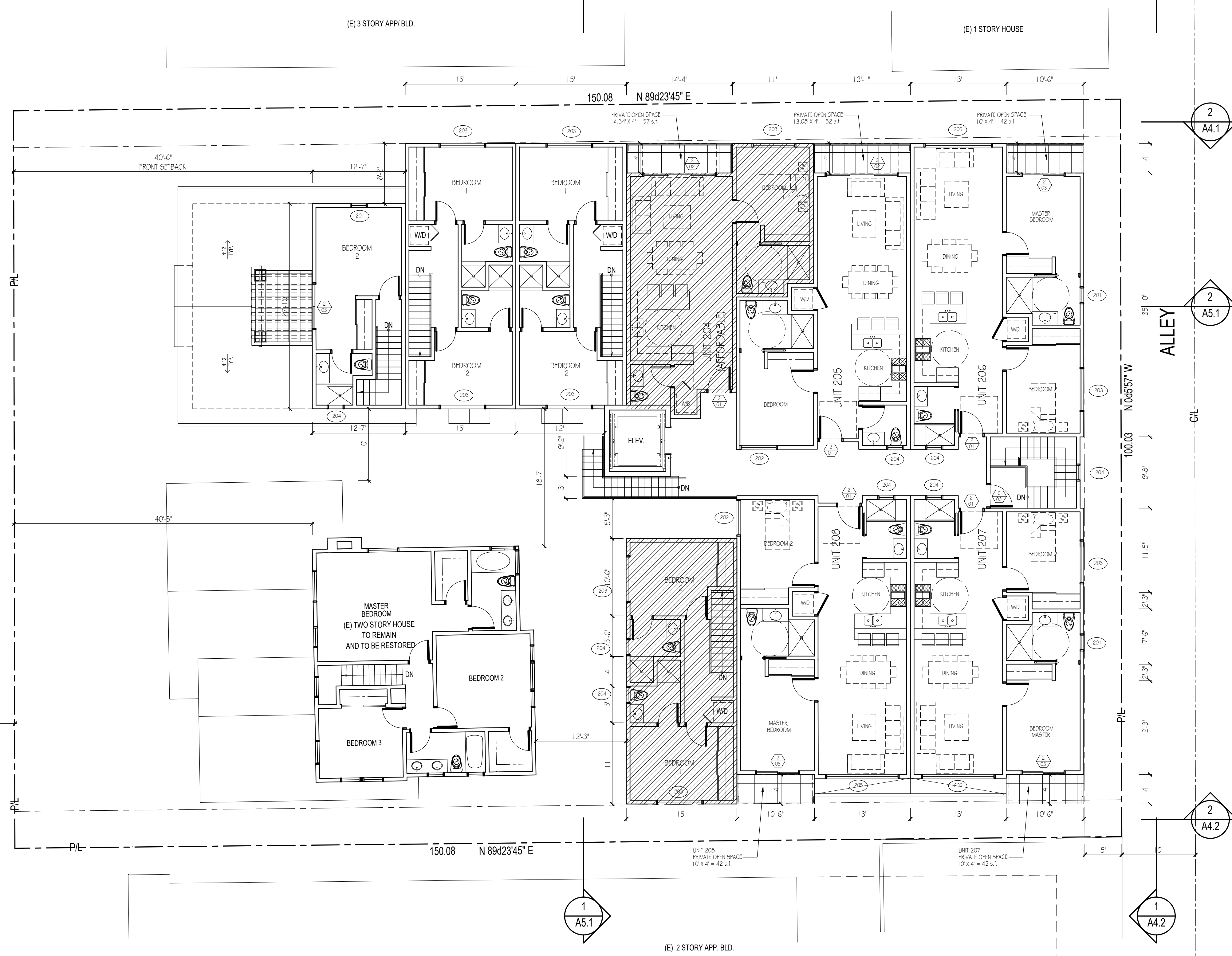
PERMANENT LANDSCAPED OPEN SPACE:
REQUIRED LANDSCAPED OPEN SPACE = 25% (15,000 s.f.) = 3,750 s.f.
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124 + 238 + 47 + 23 + 548 + 746 + 597 + 61 + 447 + 177 + 177 + 10 + 10 + 18 = 2,830 s.f.
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ADDITIONAL PERMANENT LANDSCAPED OPEN SPACE:
REQUIRED ADDITIONAL LANDSCAPED OPEN SPACE = 900 s.f. + (100.03-90)20 s.f. = 900 s.f. + 200.6 = 1,100.6 s.f.
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URBAN FORESTER:
THERE IS ONLY ONE OAK TREE ON THE SUBJECT PROPERTY THAT WILL BE REMOVED.

FRONT SETBACK:
REQUIRED FRONT SETBACK:
Subterranean parking garage = 20 ft. min., 23 ft. average
First Floor = 20 ft. min., 23 ft. average
Second Floor = 20 ft. min., 23 ft. average
PROPOSED FRONT SETBACK:
Subterranean parking garage = 20 ft. min., 57.44 ft. average
First Floor = 24.25 ft. min., 32.72 ft. average
Second Floor = 40.50 ft. min., 46.30 ft. average

INTERIOR SETBACK:
REQUIRED INTERIOR SETBACK:
Subterranean parking garage = Not Required
First Floor = 5 ft. min., 8 ft. average
Second Floor = 8 ft. min., 11 ft. average
PROPOSED INTERIOR SETBACK:
Subterranean parking garage = Not Required
First Floor = 5 ft. min.
Second Floor = 5 ft. min.
Concession #1 will satisfy this requirement.



1 PROPOSED SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

RESIDENTIAL UNIT CONFIGURATION:

UNIT NO.	101	102	103	104	105	106	107	108	109	204	205	206	207	208	TOTAL
BEDROOMS	2	2	2	1	1	2	2	2	2	1	1	2	2	2	
FIRST FLOOR	900	477	477	683	709	904	889	911	509						6,459 s.f.
SECOND FLOOR	350	540	512	-	-	-	-	-	477	683	709	904	861	889	5,925 s.f.
TOTAL	1250	1017	989	683	709	904	889	911	986	683	709	904	861	889	12,384 s.f.
PRIVATE OUTDOOR SPACE	40	42	42	48	52	42	42	42	40	57	52	42	42	42	

UNIT NO. 110	EXISTING TWO-STORY HISTORIC HOUSE TO REMAIN AND TO BE RESTORED	1,890 s.f.
PRIVATE OUTDOOR SPACE		130
TOTAL PROJECT		14,274 s.f.

PROPOSED AFFORDABLE INCOME UNIT

KENWOOD ST.

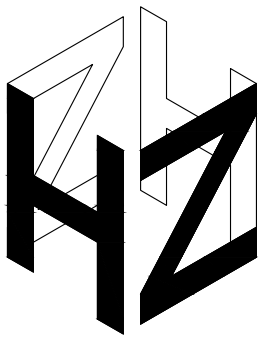
ALLEY

(E) 2 STORY APP. BLD.

(E) 3 STORY APP. BLD.

(E) 1 STORY HOUSE

(E) TWO STORY HOUSE TO REMAIN AND TO BE RESTORED



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CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

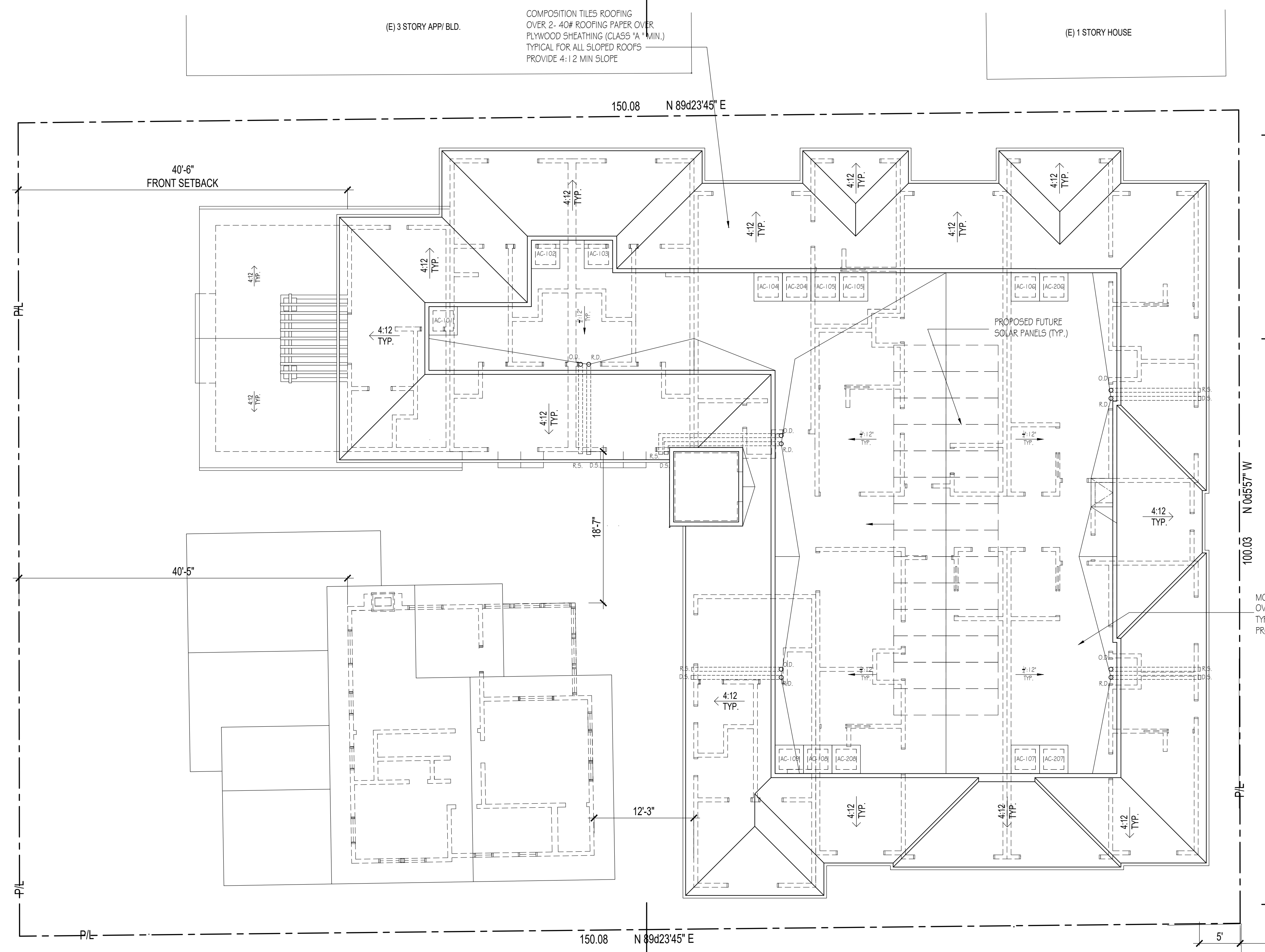
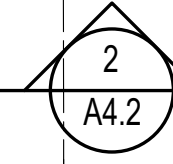
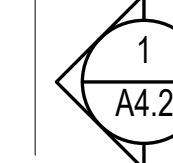
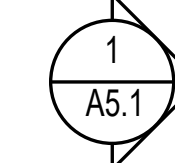
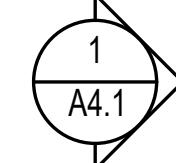
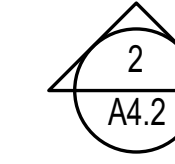
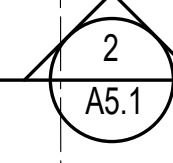
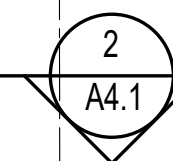
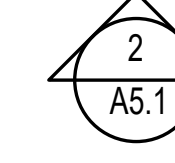
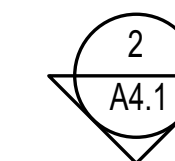
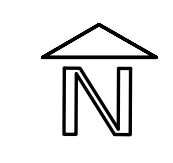
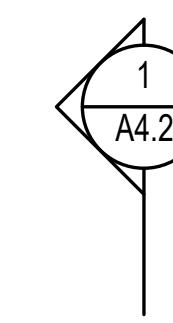
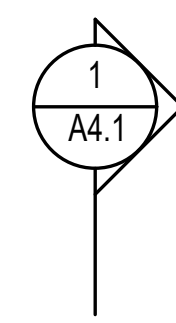
DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING
ROOF PLAN

DATE	05.01.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

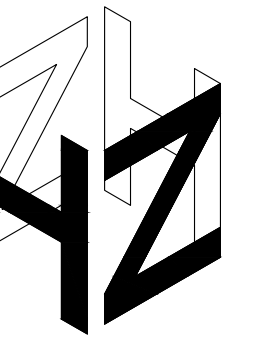
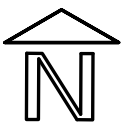
A2.4



1 PROPOSED ROOF PLAN
SCALE 1/8"=1'-0"

SOLAR SYSTEM
 REQUIRED AREA FOR FUTURE SOLAR INSTALLATION = 15% TOTAL ROOF AREA
 TOTAL ROOF AREA = 8,538 s.f.
 TOTAL ROOF AREA = 8,538 s.f. x 15% = 1,280.7 s.f.
 SOLAR PANEL AREA = 3'-3" x 6'-6" = 21 s.f.
 TOTAL PROPOSED SOLAR AREA = (61) 21 s.f. = 1,281 s.f.

FUTURE ACCESS FOR SOLAR SYSTEM
 PROVIDE FUTURE ACCESS FOR SOLAR SYSTEM. PROVIDE
 A MINIMUM OF ONE-INCH ELECTRICAL CONDUIT FROM THE
 ELECTRICAL SERVICE EQUIPMENT TO AN ACCESSIBLE LOCATION
 IN THE ATTIC OR OTHER APPROVED LOCATIONS



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CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

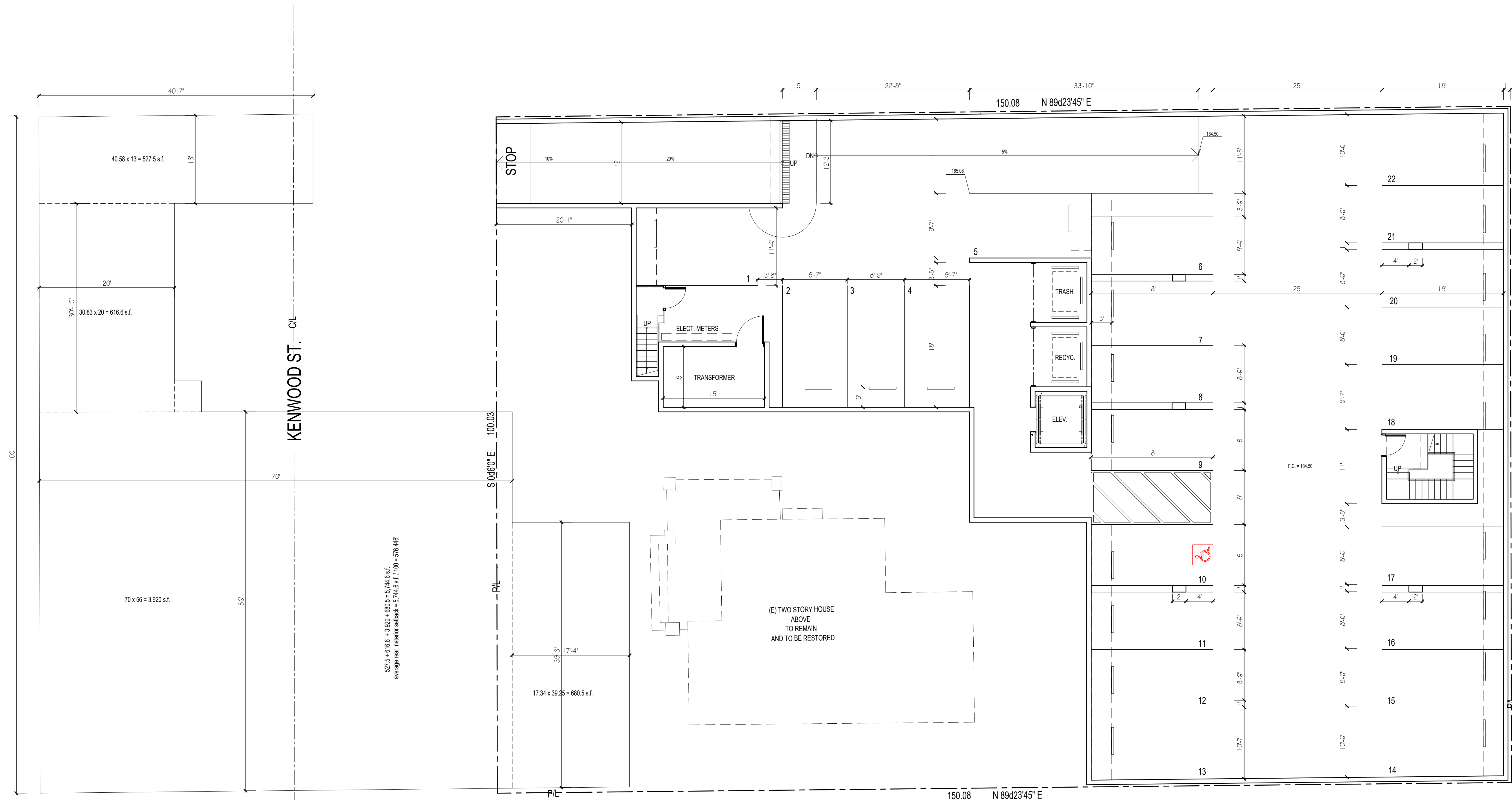
DESCRIPTION	DATE	BY

SHEET TITLE:

SEMI-SUBTERRANEAN
PARKING GARAGE
AVERAGE FRONT SETBACK

DATE	04.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A2.5



1 SEMI-SUBTERRANEAN PARKING GARAGE AVERAGE FRONT SETBACK PLAN
SCALE 1/8"=1'-0"



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REVISIONS

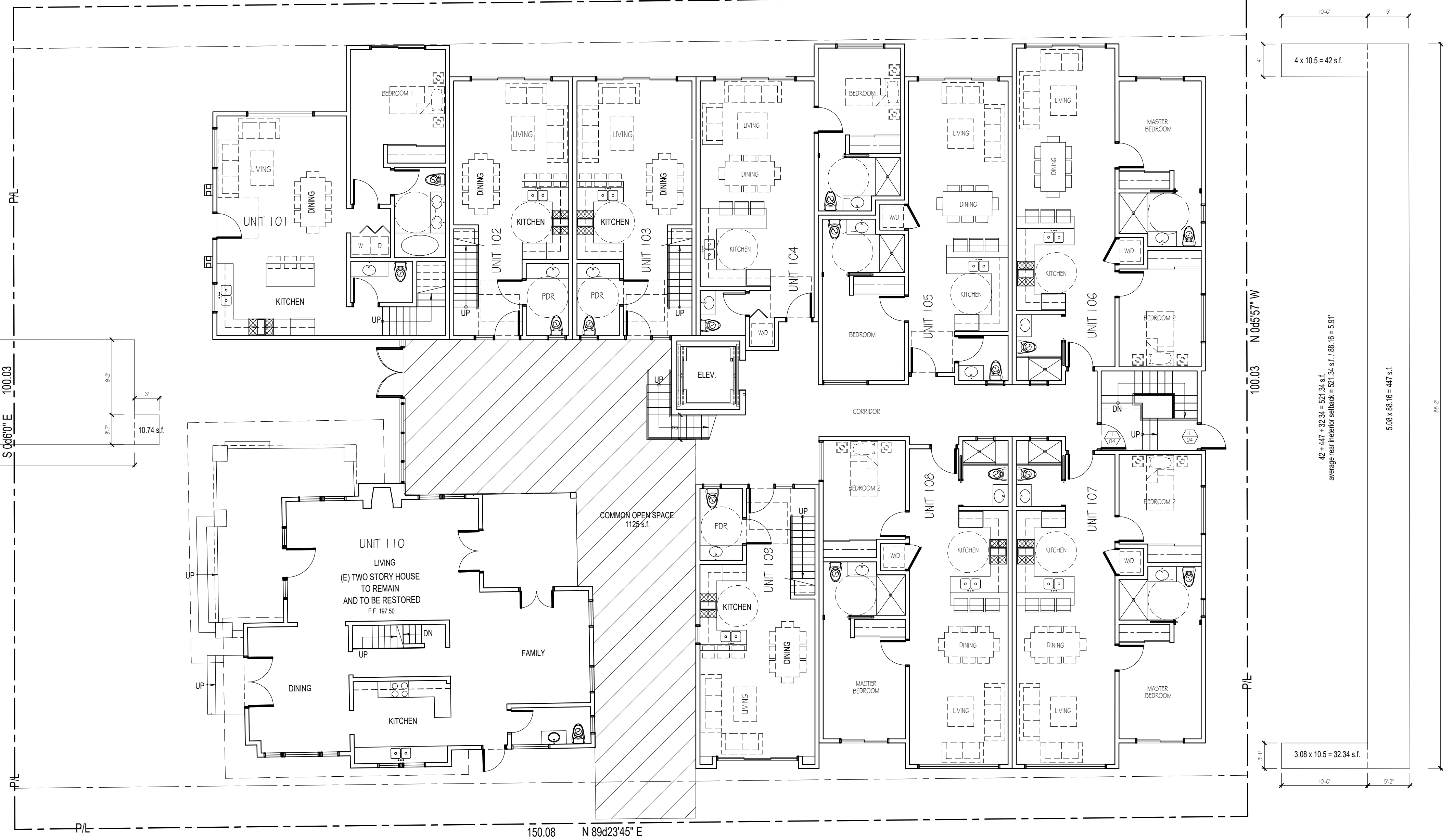
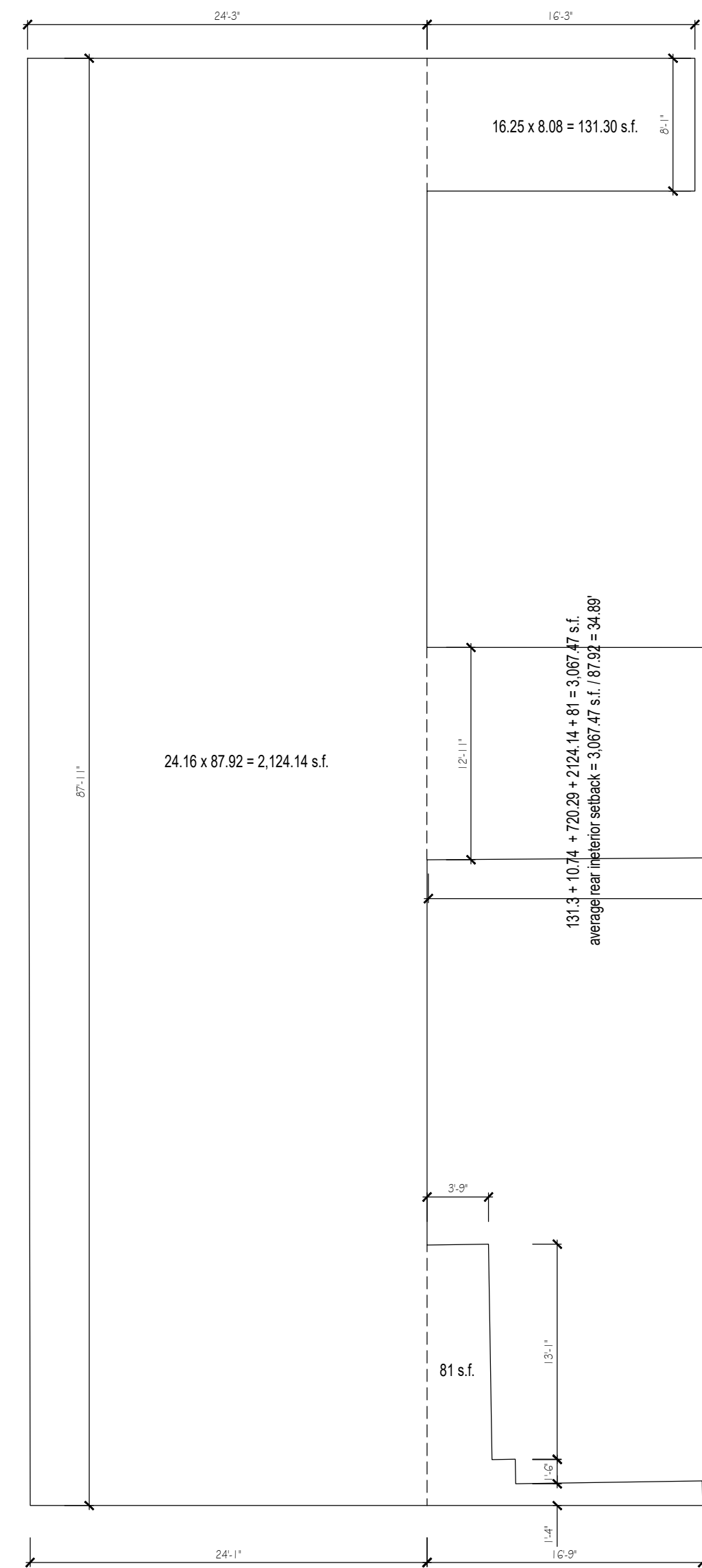
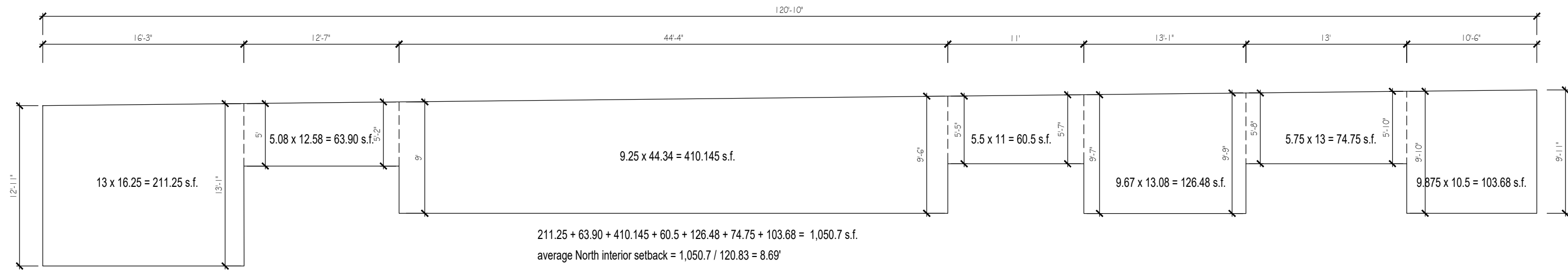
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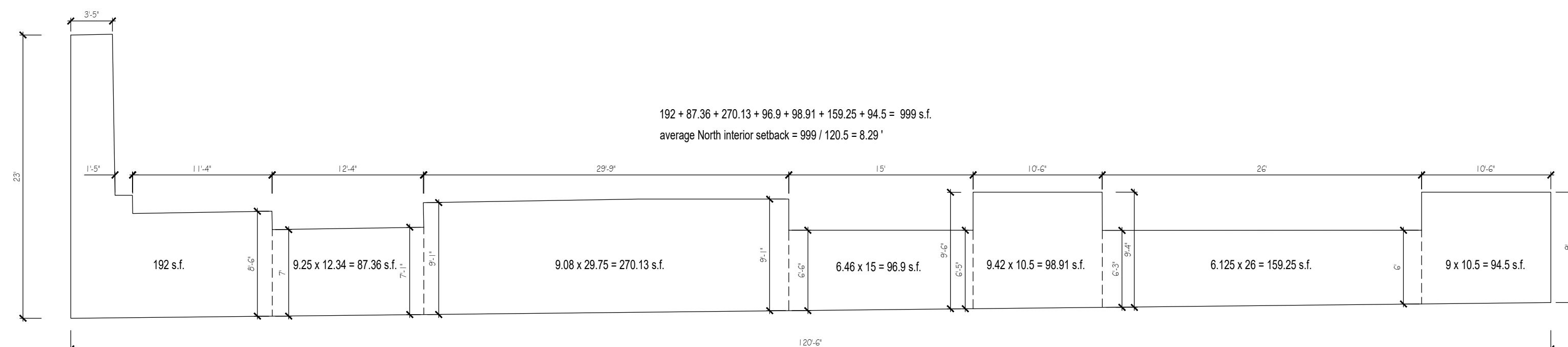
FIRST FLOOR
AVERAGE SETBACKS

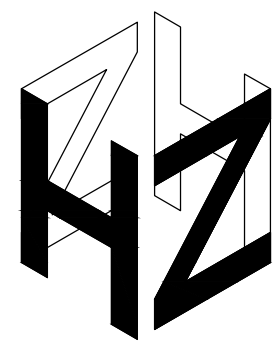
DATE	04.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A2.6



1 FIRST FLOOR SETBACK AVERAGING PLAN
SCALE 1/8"=1'-0"





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PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91 206

REVISIONS

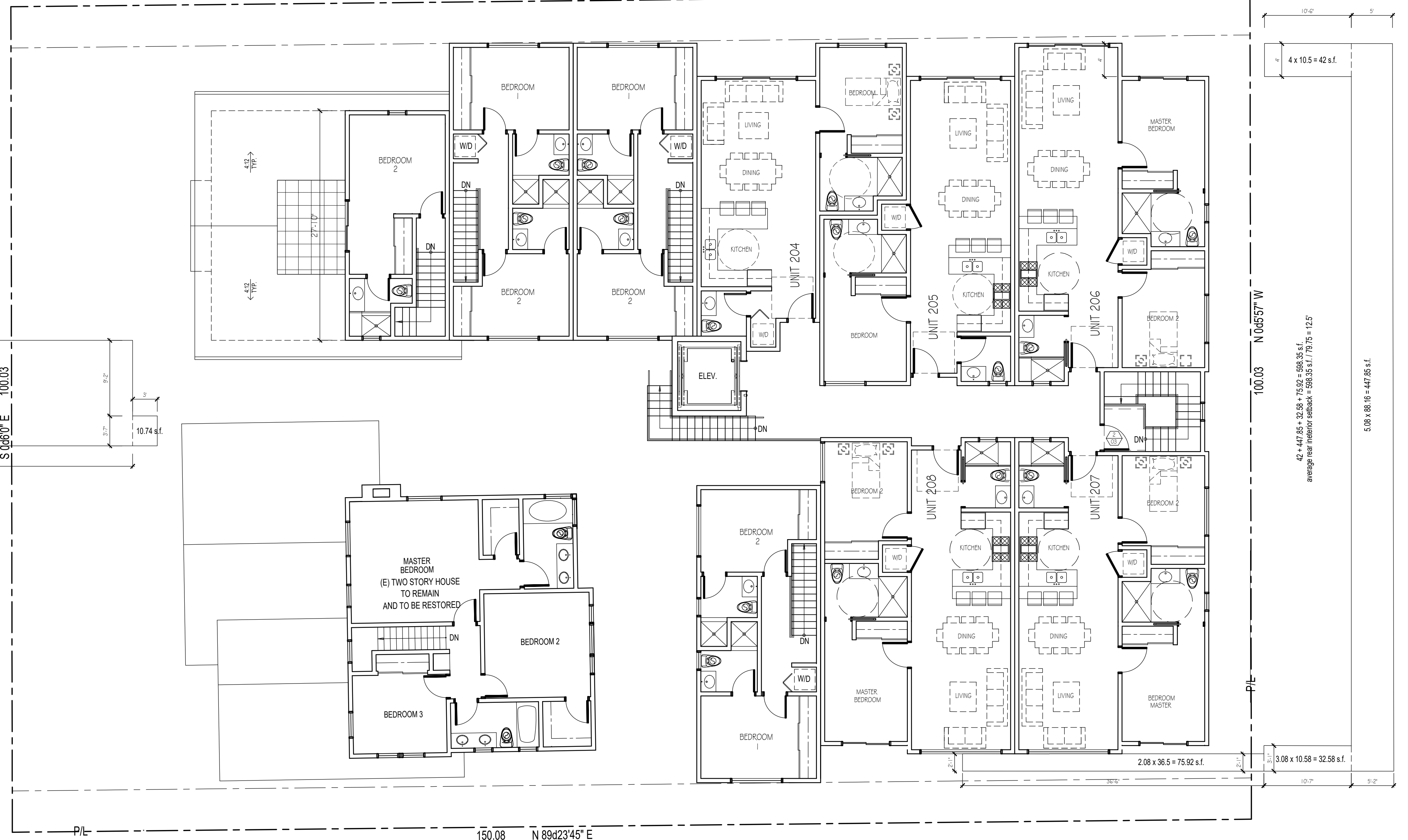
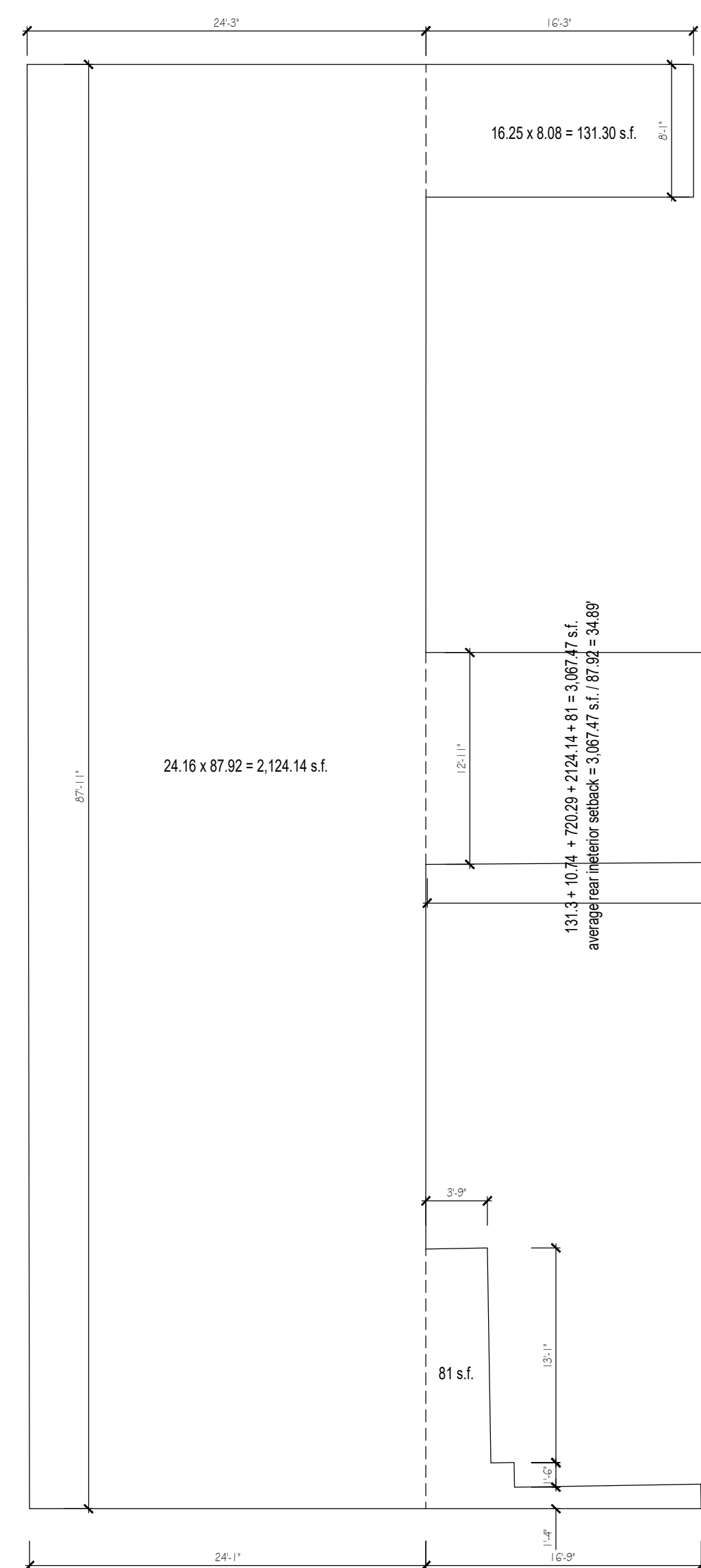
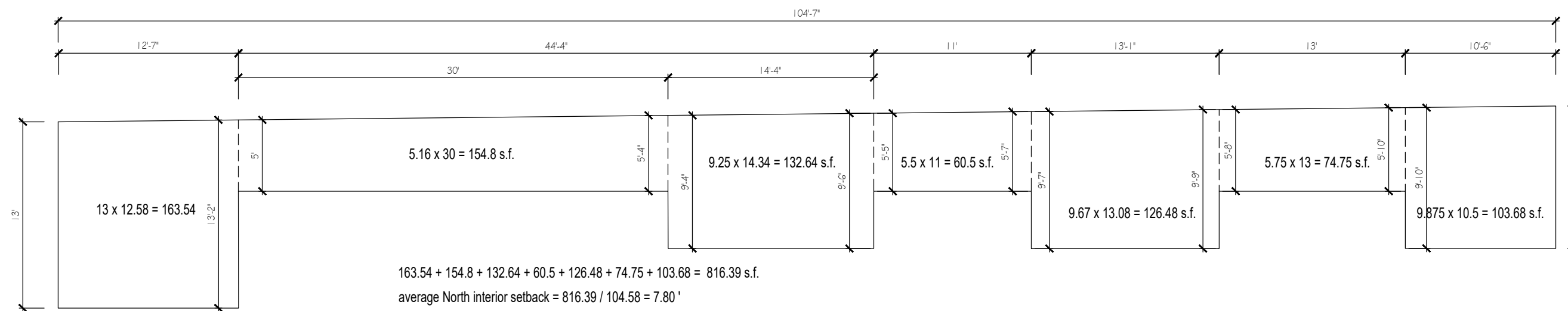
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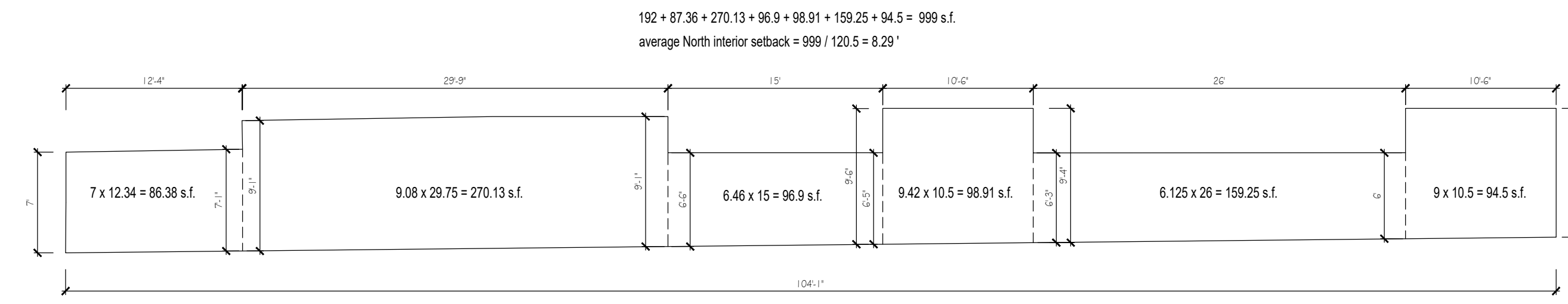
SECOND FLOOR
AVERAGE SETBACKS

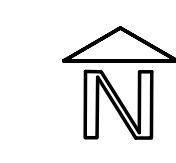
DATE	04.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A2.7



1 SECOND FLOOR SETBACK AVERAGING PLAN
SCALE 1/8"=1'-0"





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 PO BOX 291473
 Los Angeles Ca 90029

PROJECT:
 538-534 N Kenwood
 Apartments
 538-534 N Kenwood St.
 Glendale Ca. 91206

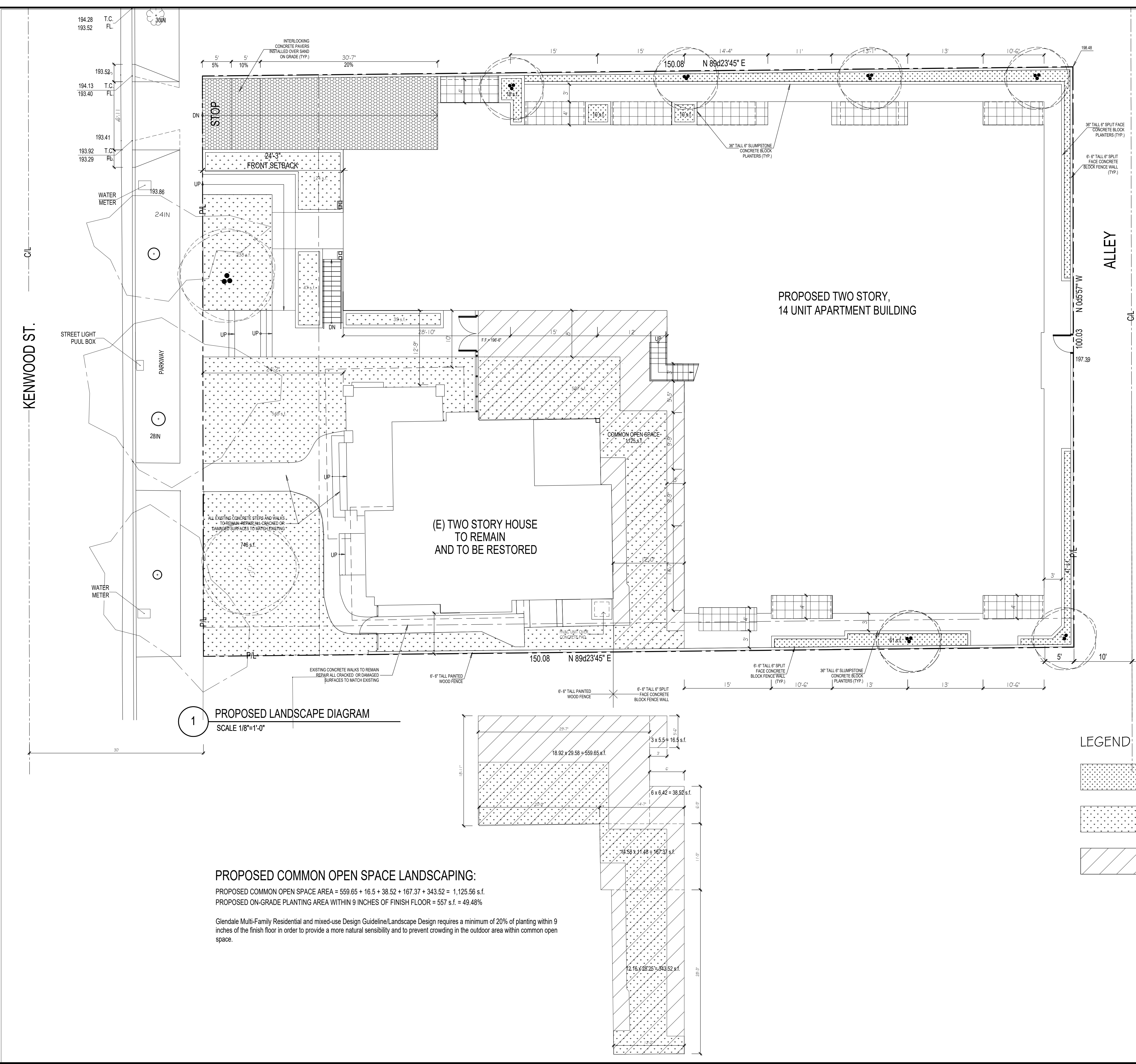
REVISIONS

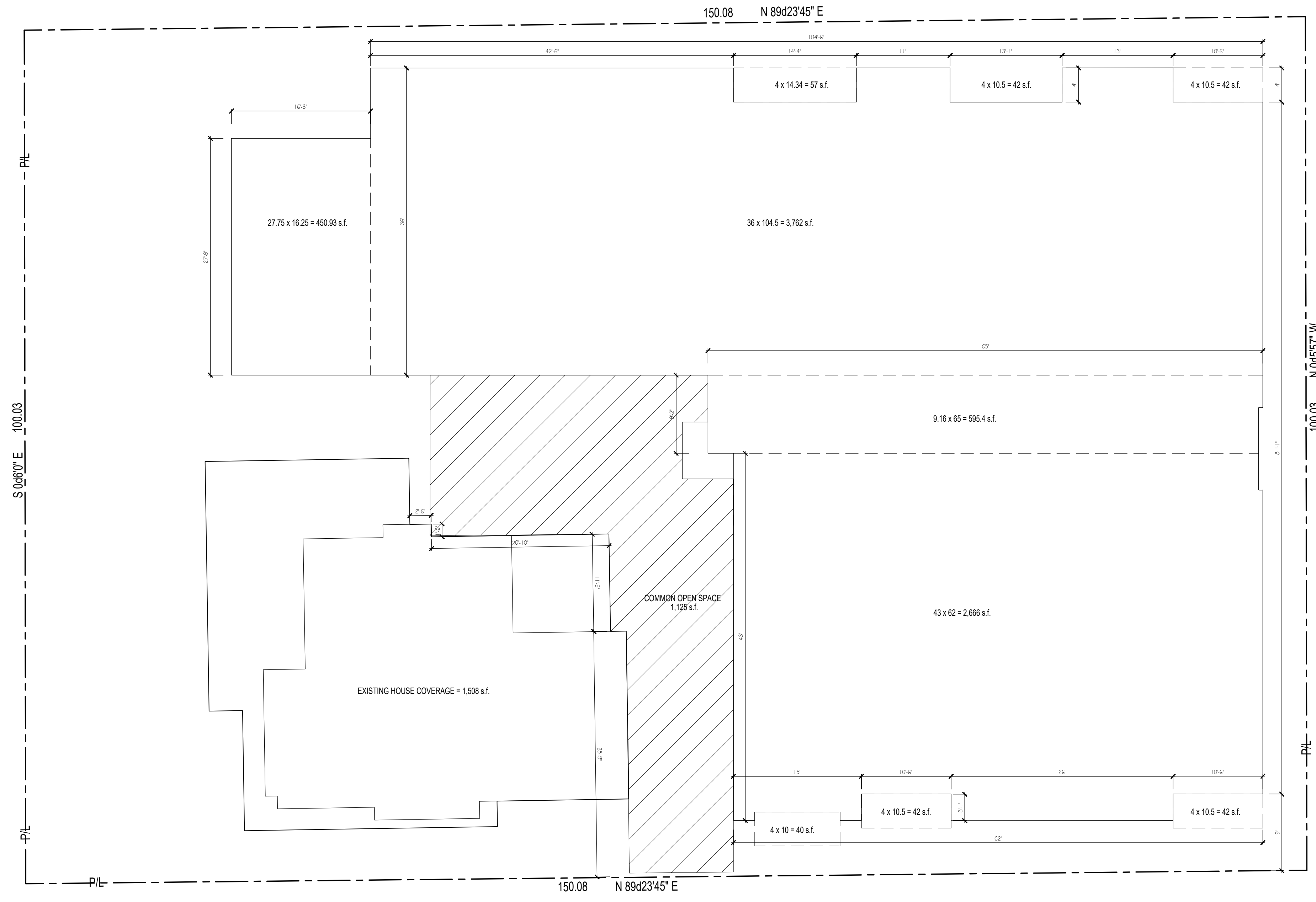
DESCRIPTION	DATE	BY

SHEET TITLE:
 PROPOSED LANDSCAPE
 CALCULATIONS

DATE	07.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A2.8





PROPOSED LOT COVERAGE:

ALLOWABLE LOT COVERAGE = 50% X 15,000 S.F. = 7,500 S.F.

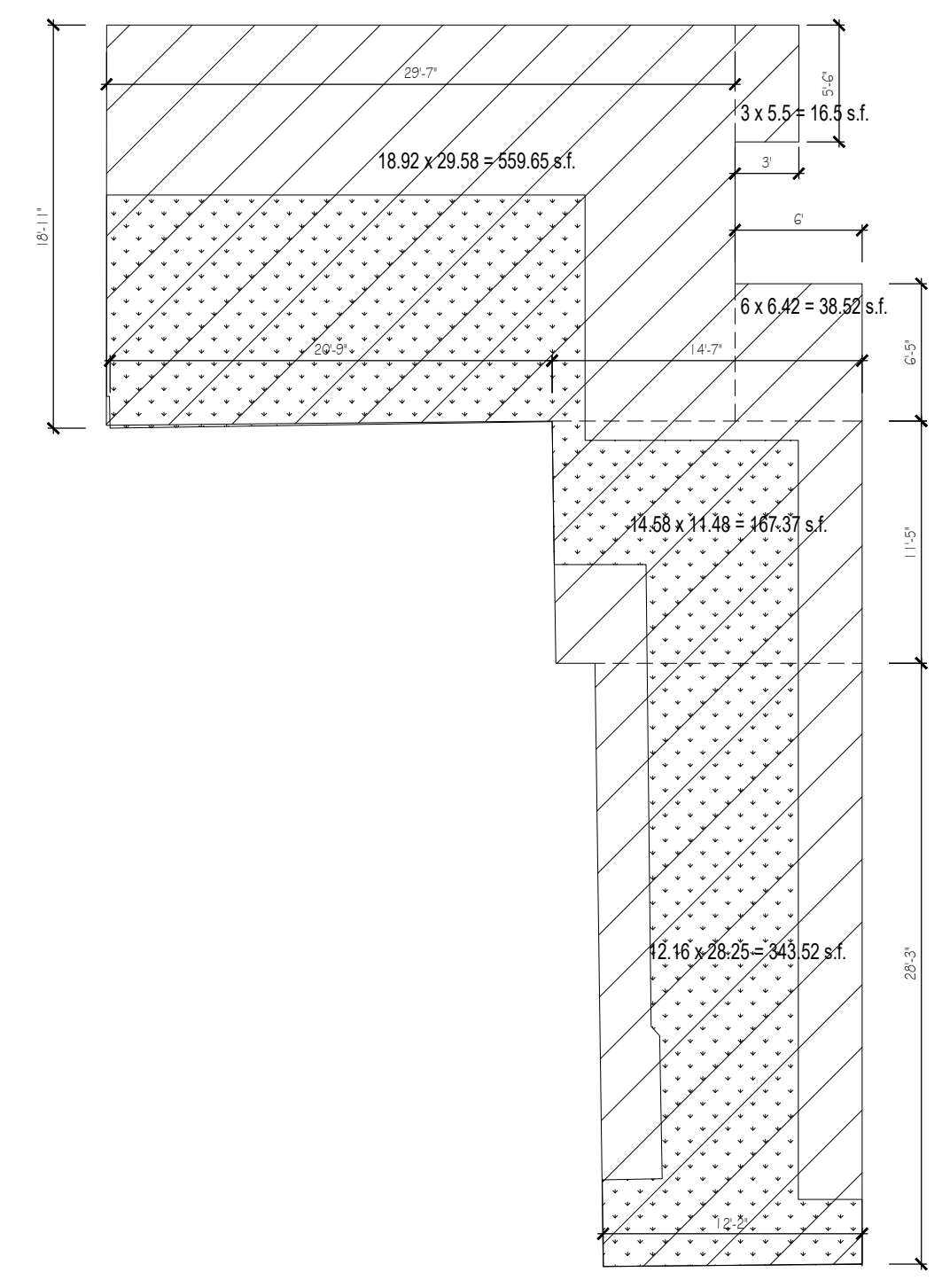
PROPOSED LOT COVERAGE:

PROPOSED TWO STORY BUILDING:
 $450.93 + 3,762 + 595.4 + 2,666 = 7,474.33$ s.f.

EXISTING TWO STORY HOUSE = 1,508 s.f.

TOTAL PROPOSED LOT COVERAGE = $1,508 + 7,474.33$ s.f. = $8,982.33$ = 59.88%

1 **LOT COVERAGE AND COMMON OPEN SPACE CALCULATIONS**
 SCALE 1/8"=1'-0"

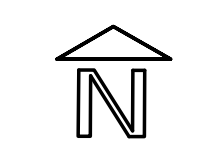


PROPOSED COMMON OPEN OUTDOOR SPACE:

REQUIRED COMMON OPEN SPACE AREA = 15×200 s.f. = 3,000 s.f.

PROPOSED COMMON OPEN SPACE AREA = $559.65 + 16.5 + 38.62 + 167.37 + 343.52 = 1,125.56$ s.f.

PROPOSED PLANTING AREA WITHIN 9 INCHES OF FINISH FLOOR = 557 s.f. = 49.48%



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 PO BOX 291473
 Los Angeles Ca 90029

PROJECT:

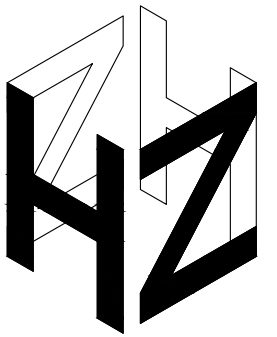
538-534 N Kenwood Apartments
 538-534 N Kenwood St.
 Glendale Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

LOT COVERAGE AND COMMON OPEN AREA CALCULATIONS

DATE	07.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	



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REVISIONS

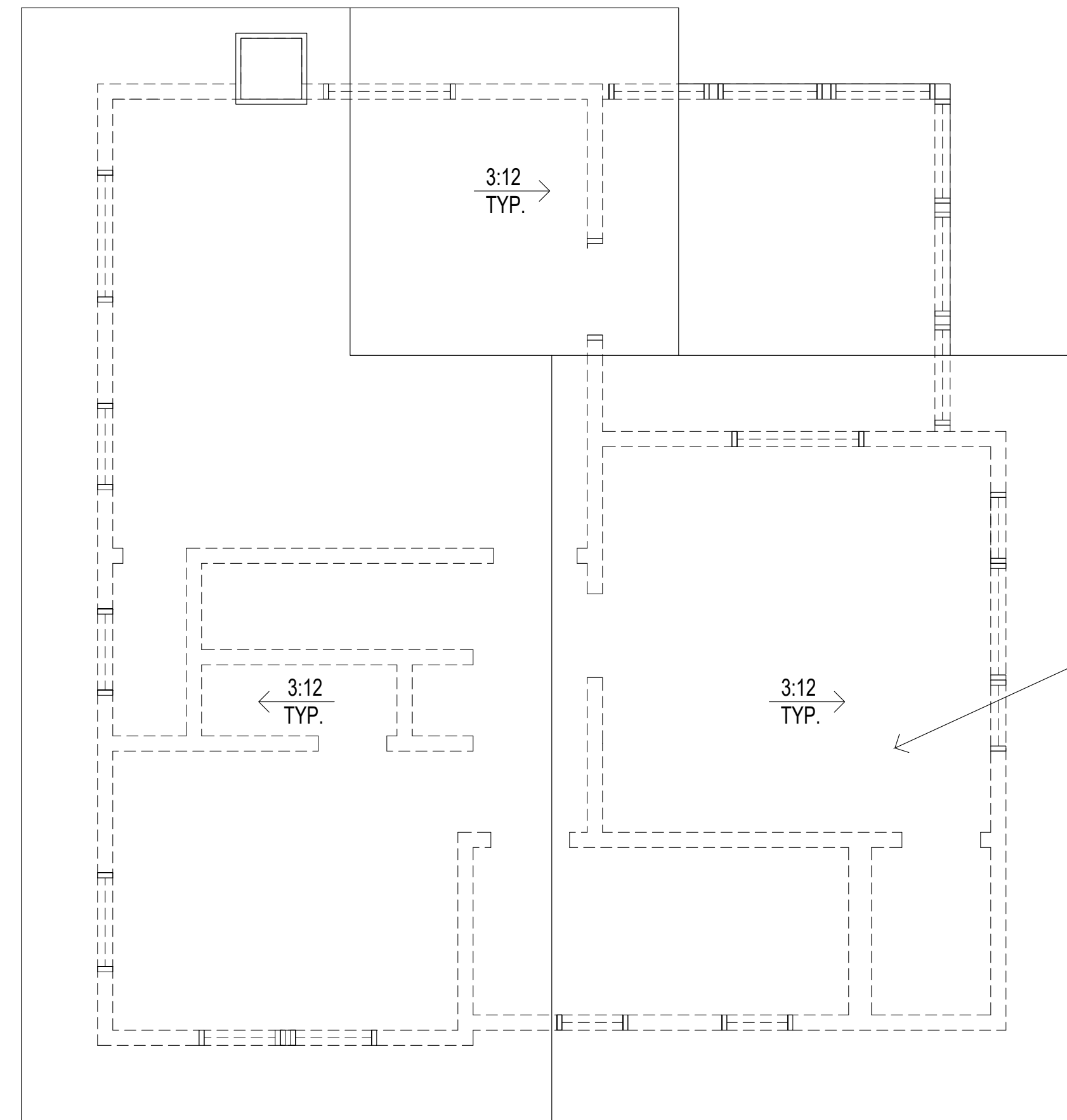
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SHEET TITLE:

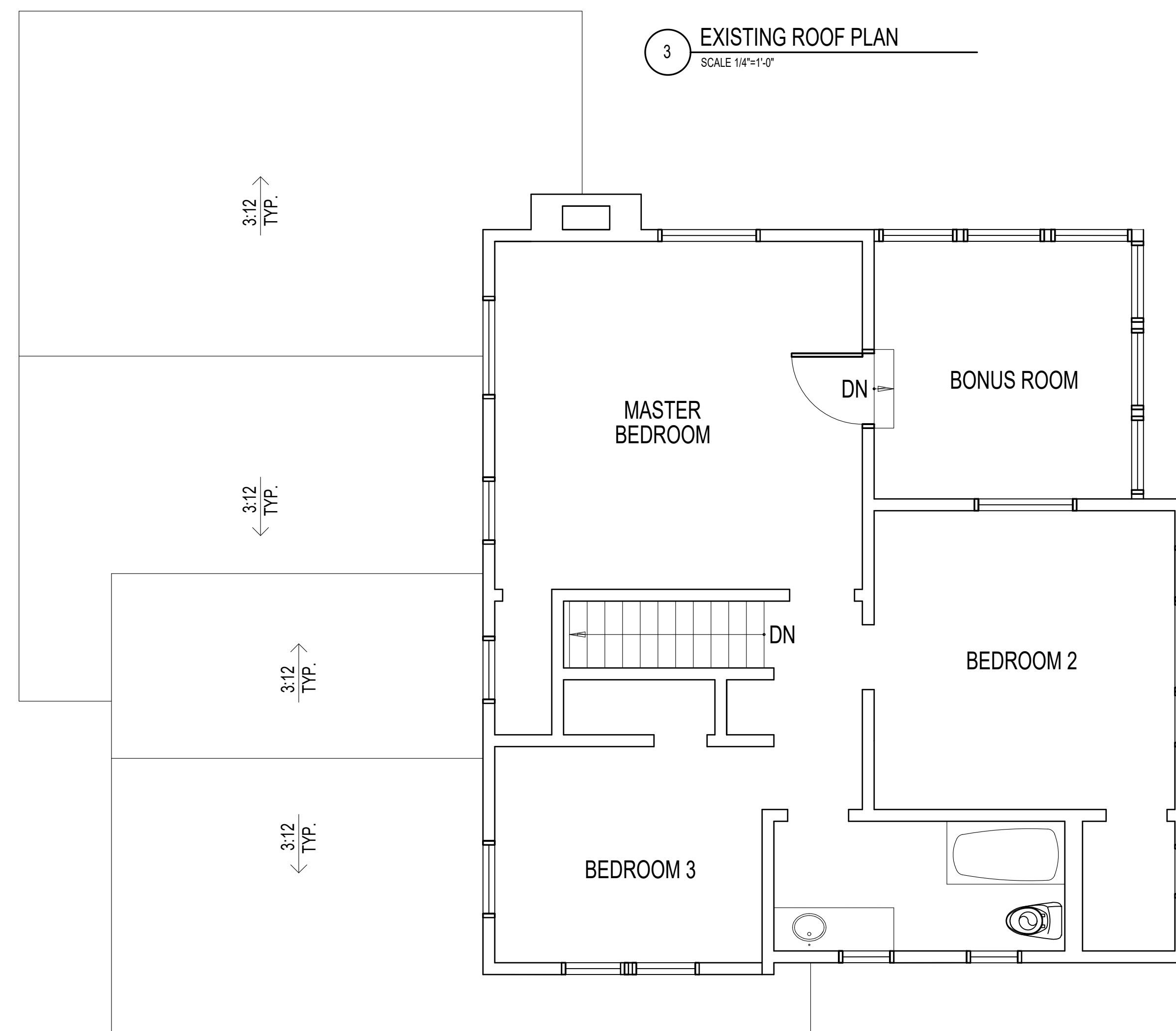
EXISTING HISTORIC HOUSE
FLOOR AND ROOF PLANS

DATE	04.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A3.1a

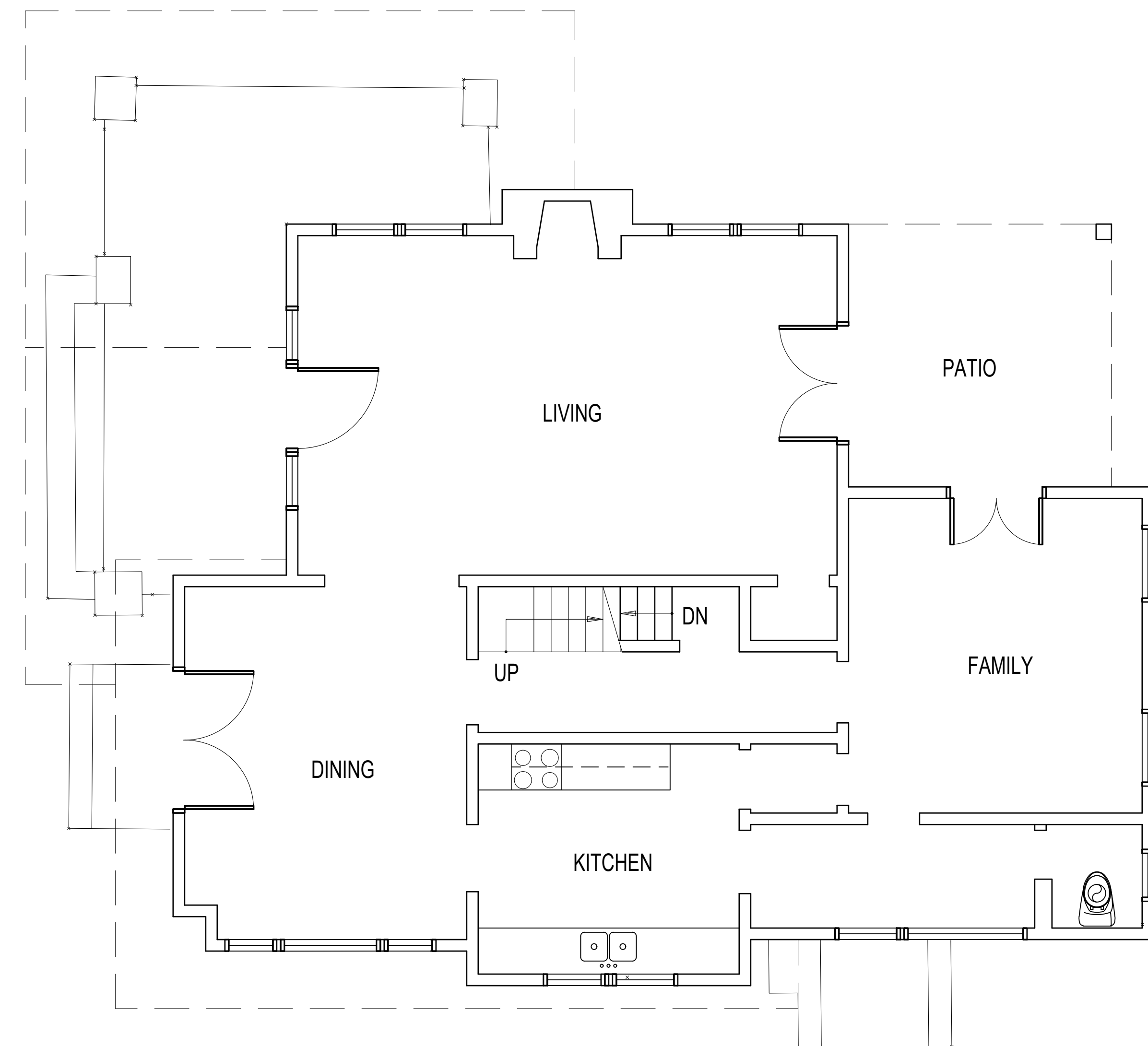


EXISTING ASPHALT ROLL ROOFING
OVER ROOFING PAPER OVER
WOOD STRIPS OVER ROOF RAFTERS

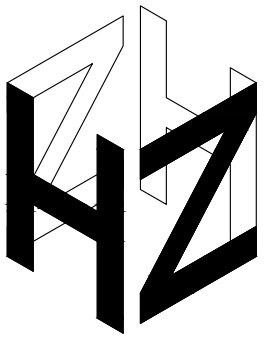


3 EXISTING ROOF PLAN
SCALE 1/4"=1'-0"

2 EXISTING SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



1 EXISTING GROUND FLOOR PLAN
SCALE 1/4"=1'-0"



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Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED IMPROVEMENTS
TO EXISTING HISTORIC
HOUSE

DATE 04.03.23

SCALE 1/8" = 1'-0"

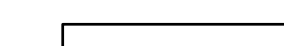



DRAWN BY HZ

JOB NUMBER 031315

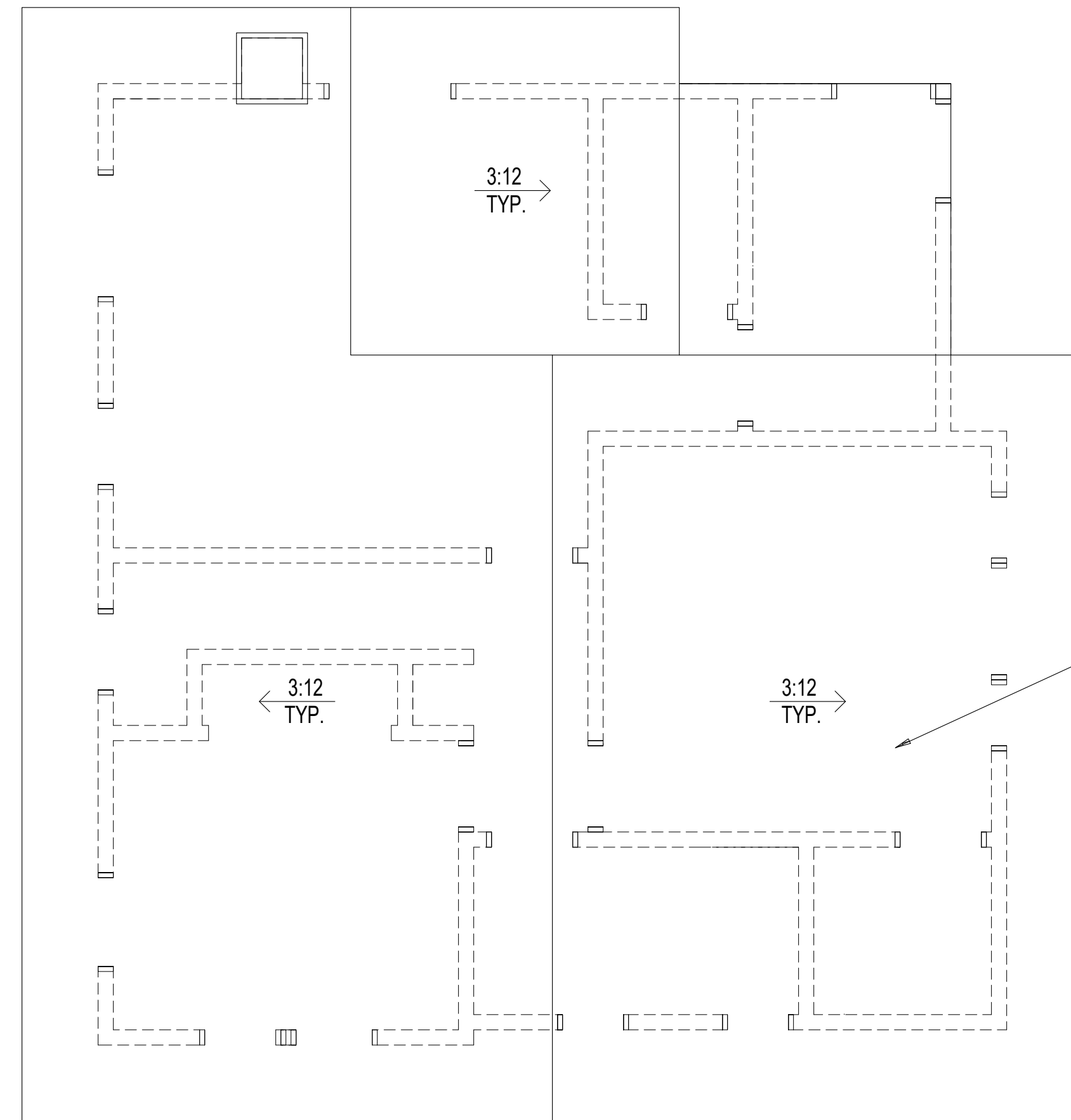
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A3.1b

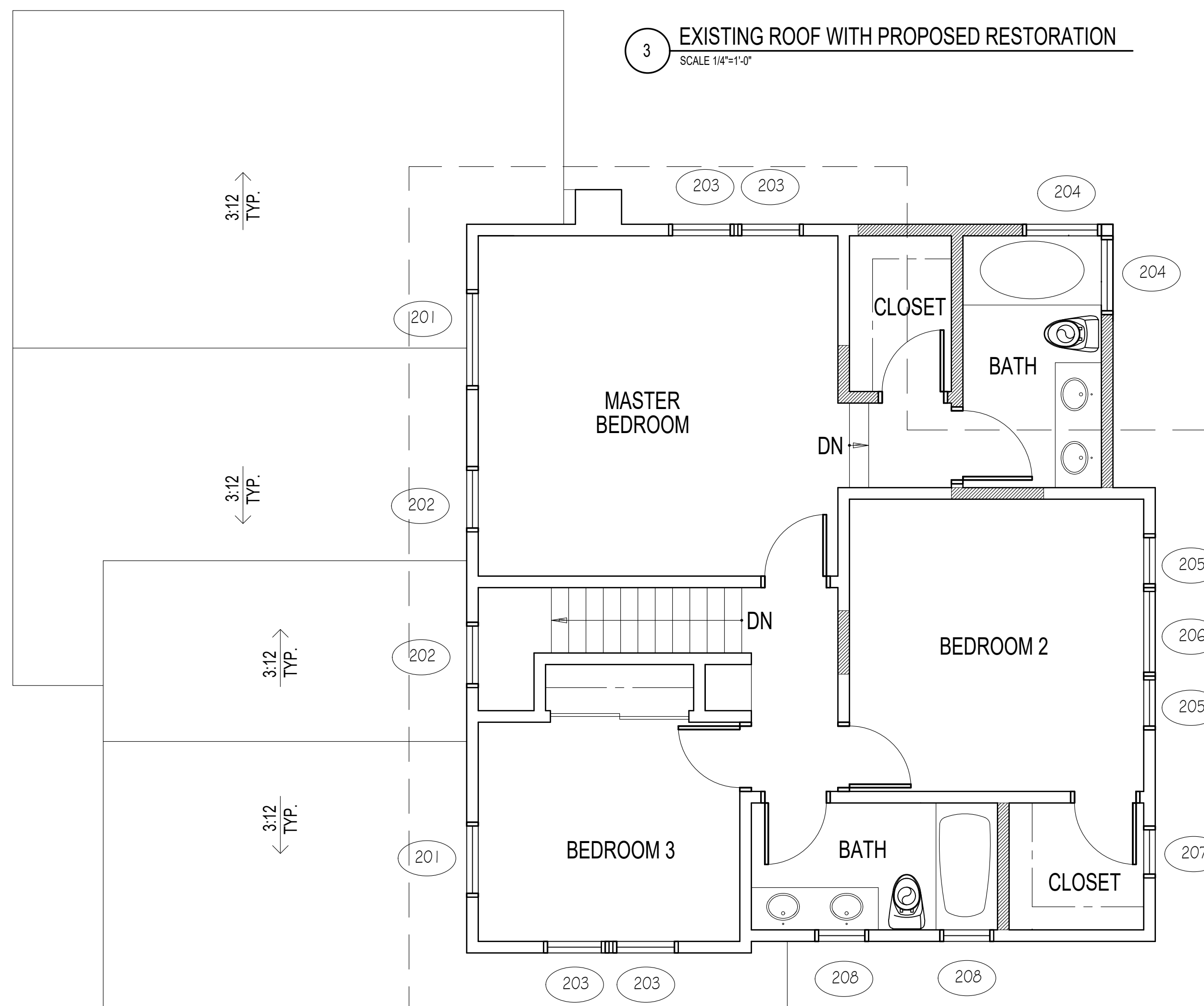
LEGEND

-  EXISTING WALLS (TO REMAIN)
-  EXISTING WALLS (TO BE REMOVED)
-  NEW PROPOSED WALLS
-  WALLS BELOW

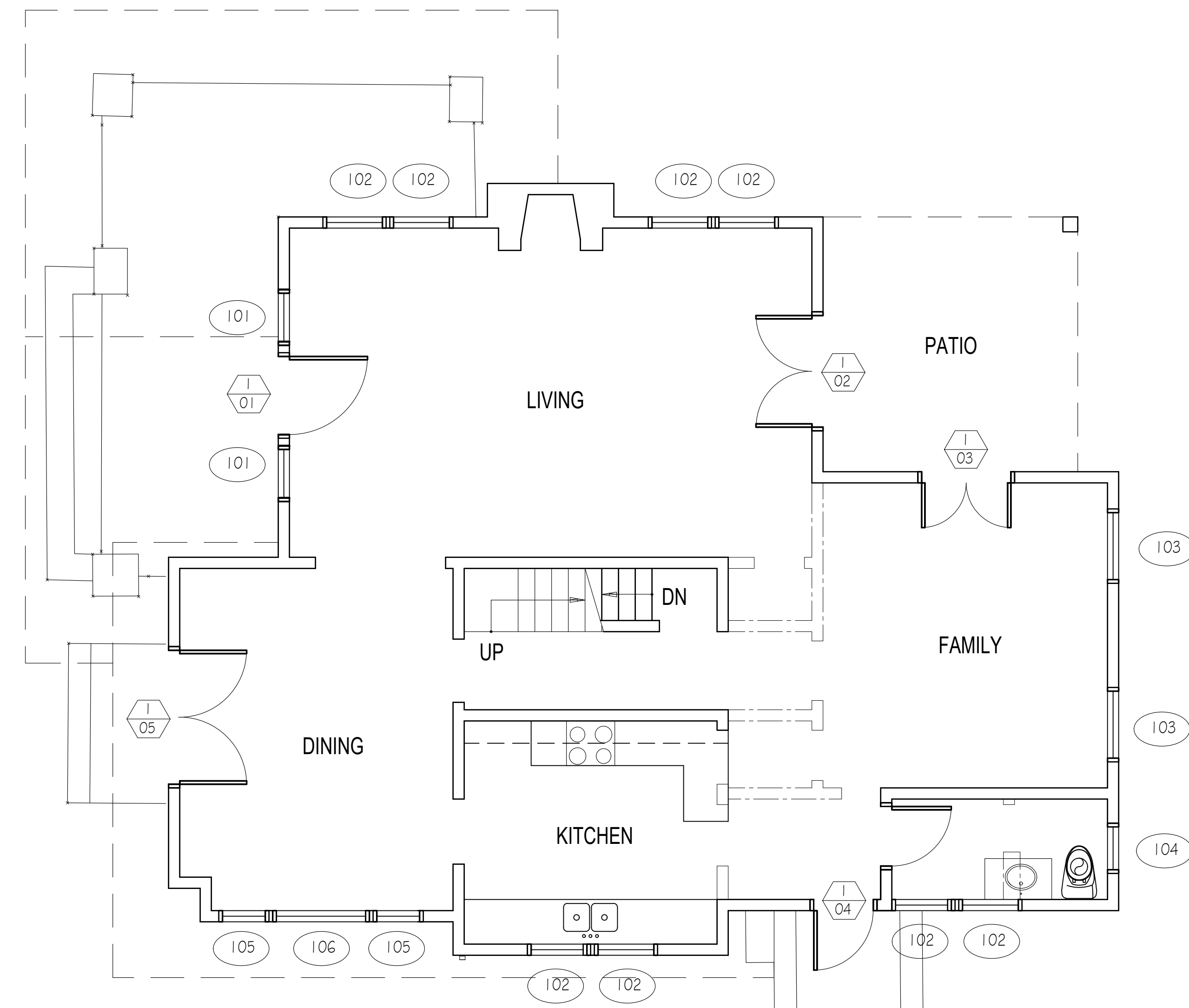
COMPOSITION SHINGLES ROOF COVERING
OVER 2- 40# ROOFING PAPER OVER
PLYWOOD SHEATHING (CLASS "A" MIN.)
TYPICAL FOR ALL SLOPED ROOFS
PROVIDE 3:12 MIN SLOPE



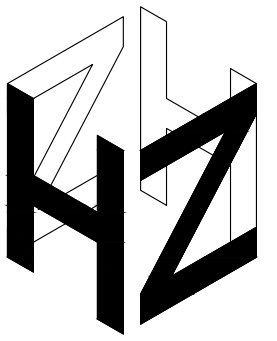
3 EXISTING ROOF WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"



1 EXISTING GROUND FLOOR PLAN WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"



ARCHITECT INC.

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CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING
WEST AND NORTH
ELEVATIONS

DATE	05.01.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	A4.1

KEY NOTES :

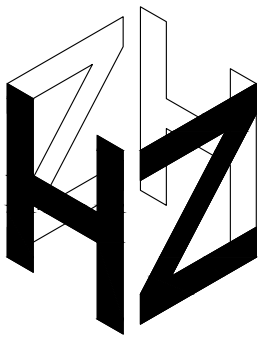
- 1- PAINTED "HardiePlank" FIBER CEMENT HORIZONTAL CEDARMILL LAP SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE. Color : Grizzly M2-38 (BEHR EXTERIOR PAINTS)
- 2- PAINTED "HardiePlank" FIBER CEMENT SHINGLE SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE. Color : Hidden Treasure N300-5 (BEHR EXTERIOR PAINTS)
- 3- PAINTED "Hardie Trim Board" SMOOTH CEMENT FIBER CORNER TRIM Color : Swiss Coffee 12 (BEHR EXTERIOR PAINTS)
- 4A- 1" SMOOTH TRAWLED CEMENT PLASTER OVER PAPER BACKED METAL LATH ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE. Color : Grizzly M2-38
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- 5- PAINTED METAL LOUVERED VENT Color : Dark Bronze
- 6- PAINTED SMOOTH WOOD FASCIA Color : Dark Chocolate
- 7- PAINTED METAL GUTTER AND DOWN SPOUT Color : Dark Bronze
- 8- PAINTED WOOD CORNICE Color : Dark Chocolate
- 9- PAINTED SMOOTH WOOD CASING TRIMS AND / OR SILL Color : Dark Chocolate
- 10- PAINTED WOOD BEAM / FRAME Color : Dark Chocolate
- 11- PAINTED WOOD POST Color : Dark Chocolate
- 12- COMPOSITION SHINGLES ROOF COVERING OVER ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS A MIN) Color : Oakridge Brownwood
- 13- PAINTED WOOD FRAMED ENTRY DOOR Color : Royal Orchard PPU11-01 (BEHR EXTERIOR PAINTS)
- 14- PAINTED FIBERGLASS FRAMED DUAL GLAZED WINDOW Color : Dark Bronze
- 15- PAINTED FIBERGLASS FRAMED DUAL GLAZED SLIDING PATIO DOORS Color : Dark Bronze
- 16- PAINTED METAL TUBE GUARDRAIL Color : Dark Bronze
- 17- PAINTED METAL GATE Color : Dark Bronze
- 18- PRE-FINISHED METAL LANTERN Color : Dark Bronze
- 19- PAINTED METAL FRAMED ENTRY GATE Color : Dark Bronze
- 20- PAINTED WOOD TRELLIS Color : Dark Chocolate



1 BUILDING WEST ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING NORTH ELEVATION
SCALE 1/8"=1'-0"



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PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED BUILDING
EAST AND SOUTH
ELEVATIONS

DATE	05.01.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A4.2



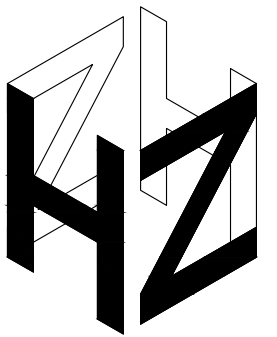
1 BUILDING EAST ELEVATION
SCALE 1/8"=1'-0"



1 BUILDING SECTION / ELEVATION
SCALE 1/8"=1'-0"

KEY NOTES :

- 1- PAINTED "HardiePlank" FIBER CEMENT HORIZONTAL CEDARMILL LAP SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF 2 x 6 AT 16" O.C. 5/8" GYPSUM BOARD ON THE INTERIOR SIDE. PROVIDE R-15 INSULATION IN STUD SPACE. Color : Grizzly MQ2-38 (BEHR EXTERIOR PAINTS)
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- 13- PAINTED WOOD FRAMED ENTRY DOOR Color : Royal Orchard PPur1-01 (BEHR EXTERIOR PAINTS)
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Apartments

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Glendale Ca. 91206

REVISIONS

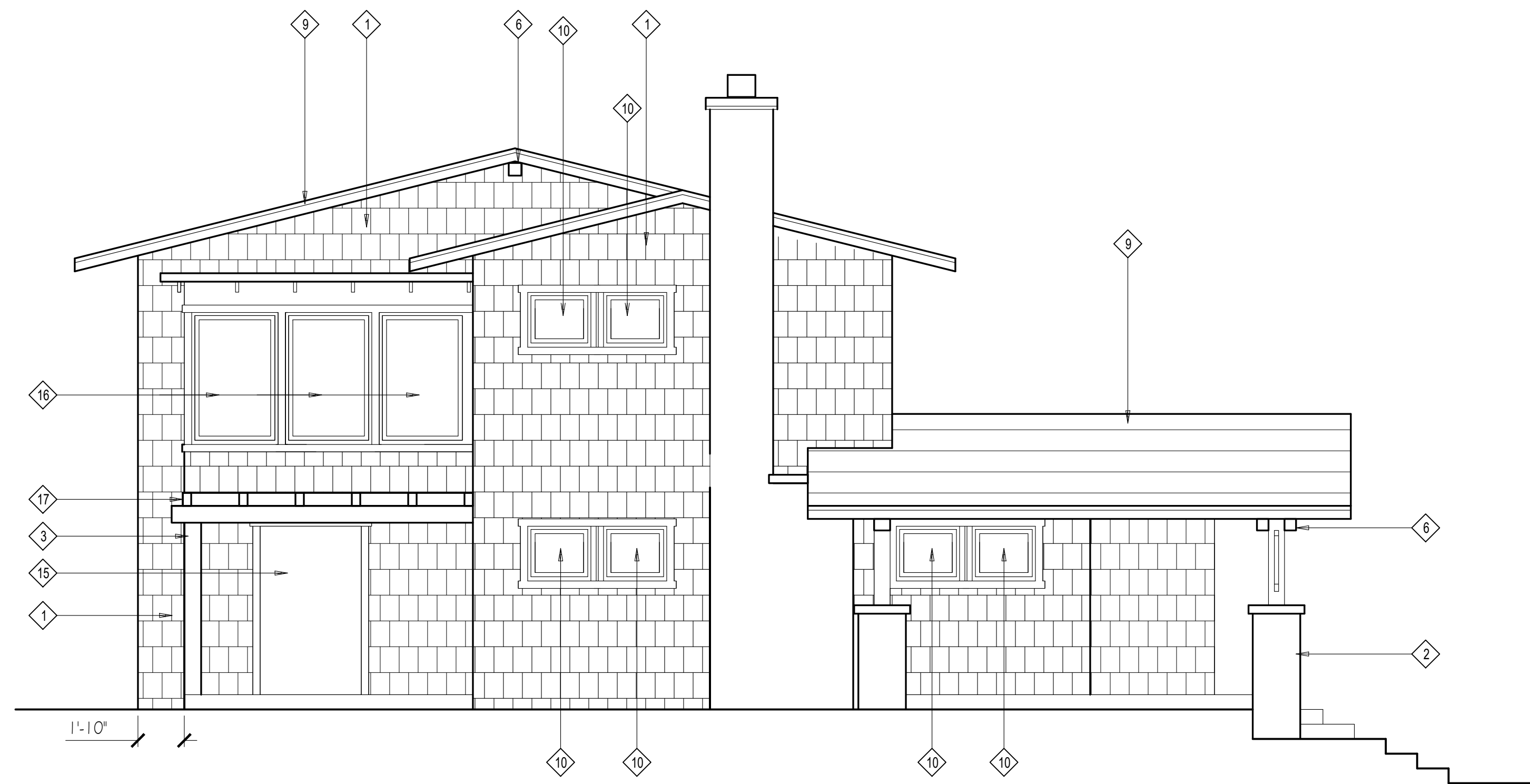
DESCRIPTION	DATE	BY

SHEET TITLE:

EXISTING HISTORIC BUILDING
ELEVATIONS

DATE	04.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

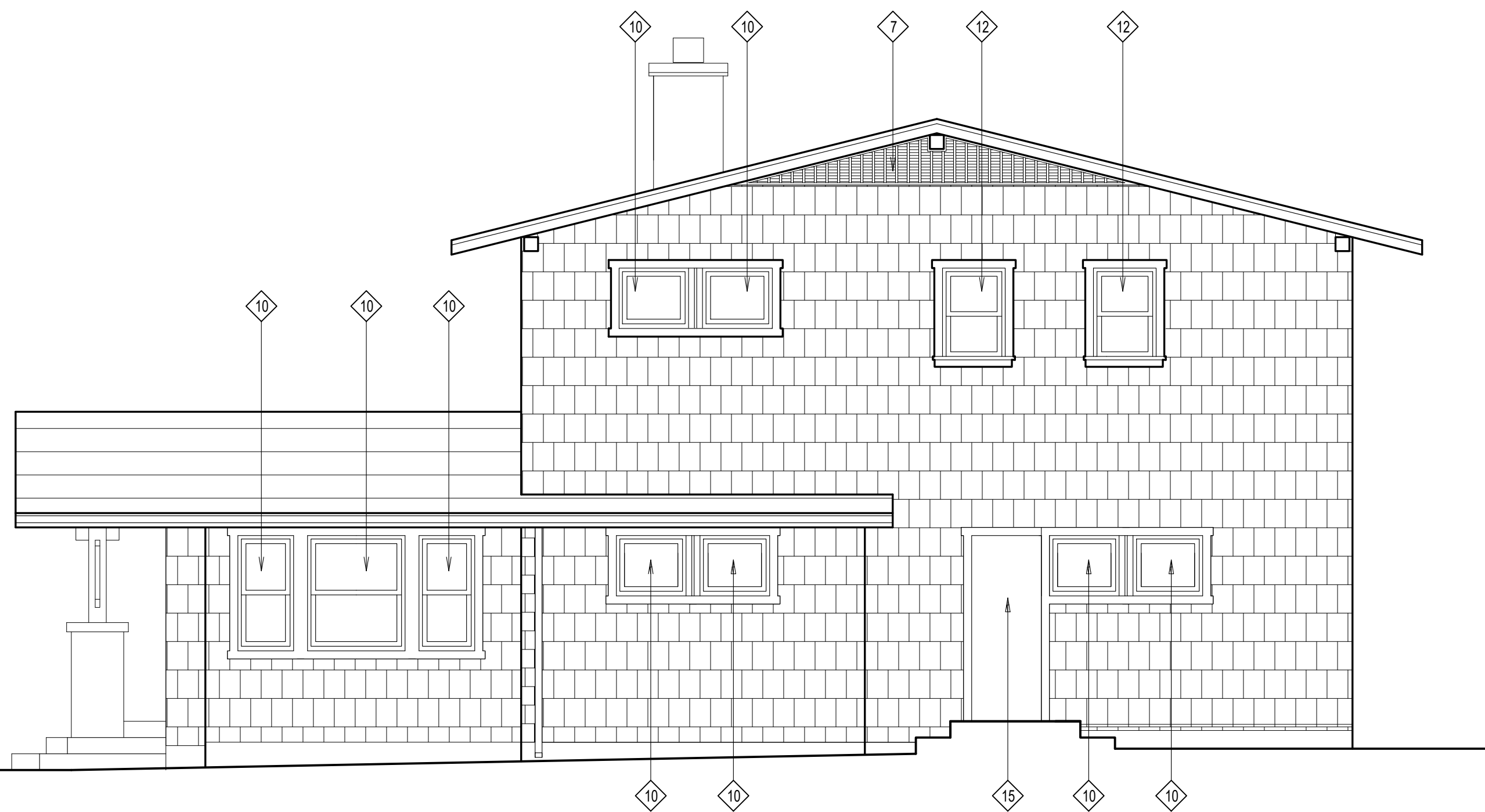
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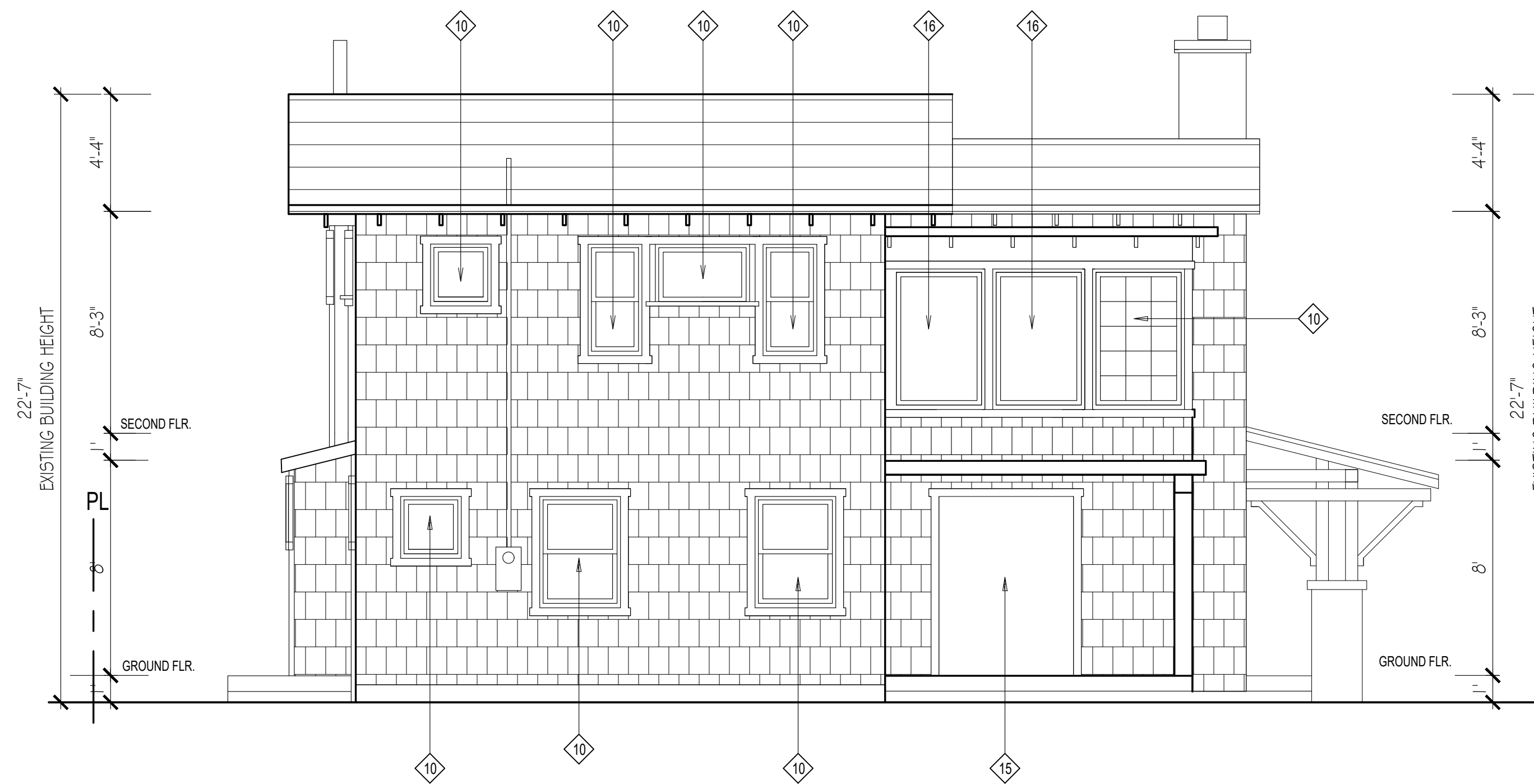
2 EXISTING BUILDING NORTH ELEVATION
SCALE 1/4"=1'-0"



1 EXISTING BUILDING WEST ELEVATION
SCALE 1/4"=1'-0"



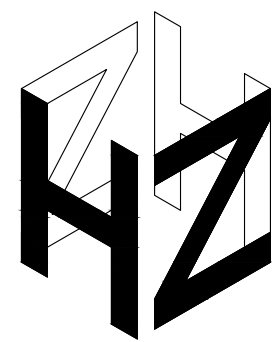
4 EXISTING BUILDING SOUTH ELEVATION
SCALE 1/4"=1'-0"



3 EXISTING BUILDING EAST ELEVATION
SCALE 1/4"=1'-0"

KEY NOTES :

- | | |
|---|--|
| 1- EXISTING WOOD SHINGLE SIDING | 9- EXISTING ROLLED ASPHALT ROOF COVERING |
| 2- EXISTING CEMENT PLASTER | 10- EXISTING WOOD FRAMED WINDOW |
| 3- EXISTING WOOD CLAD COLUMN | 11- EXISTING WOOD FRAMED FRENCH DOORS |
| 4- EXISTING WOOD CASING TRIMS AND / OR SILL | 12- EXISTING VINYL HUNG WINDOW |
| 5- EXISTING PAINT WOOD FASCIA | 13- EXISTING STAIN WOOD ENTRY DOOR |
| 6- EXISTING PAINT WOOD BRACE | 14- EXISTING ROOF RAFTER TAILS |
| 7- EXISTING PAINTED WOOD VENT | 15- NO EXISTING DOOR |
| 8- NOT USED | 16- NO EXISTING WINDOW |
| | 17- EXISTING PAINTED WOOD JOISTS |



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Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

PROPOSED
IMPROVEMENTS TO
EXISTING HISTORIC BUILDING
ELEVATIONS

DATE 05.01.23

SCALE 1/8" = 1'-0"

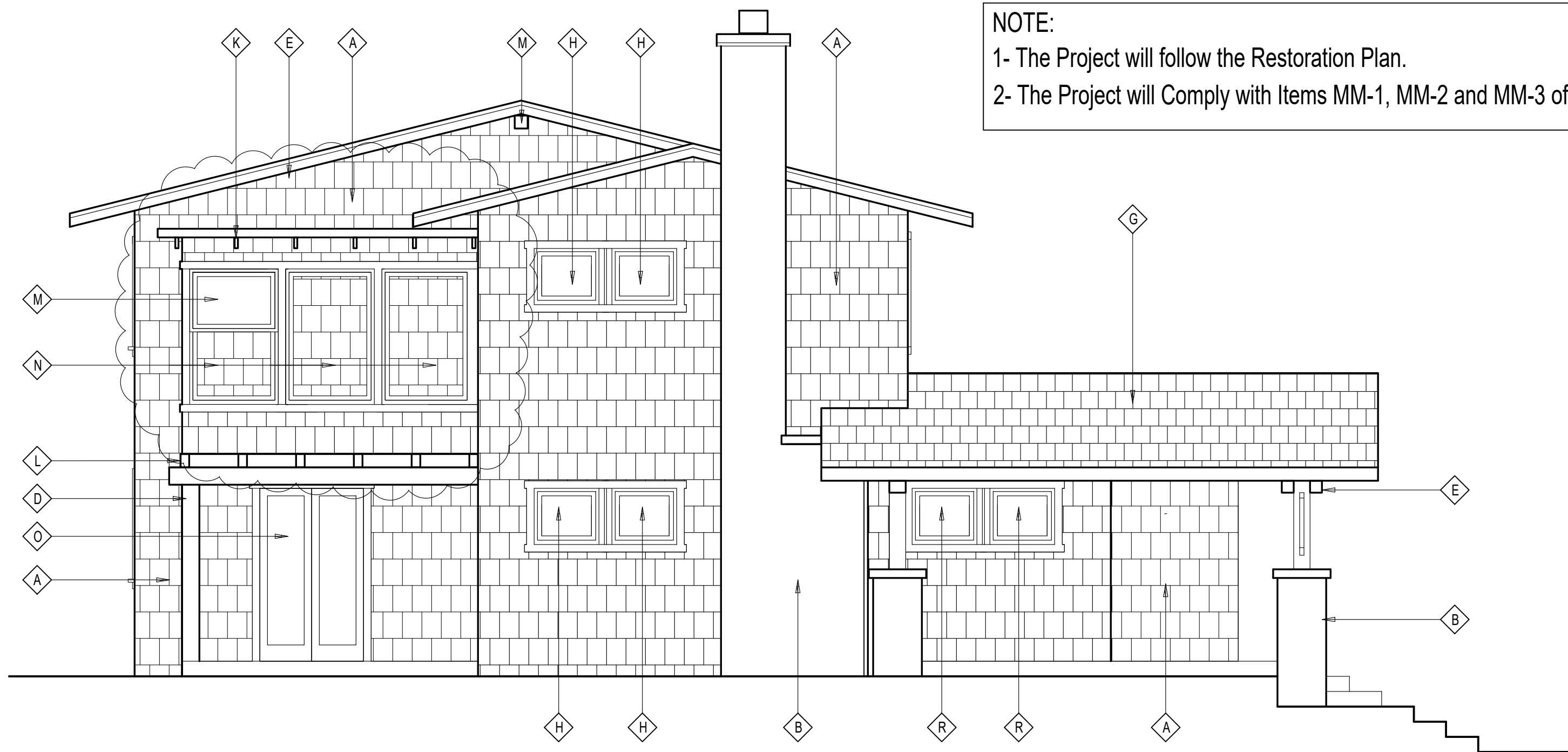
DRAWN BY HZ

JOB NUMBER 031315

SHEET

A4.4

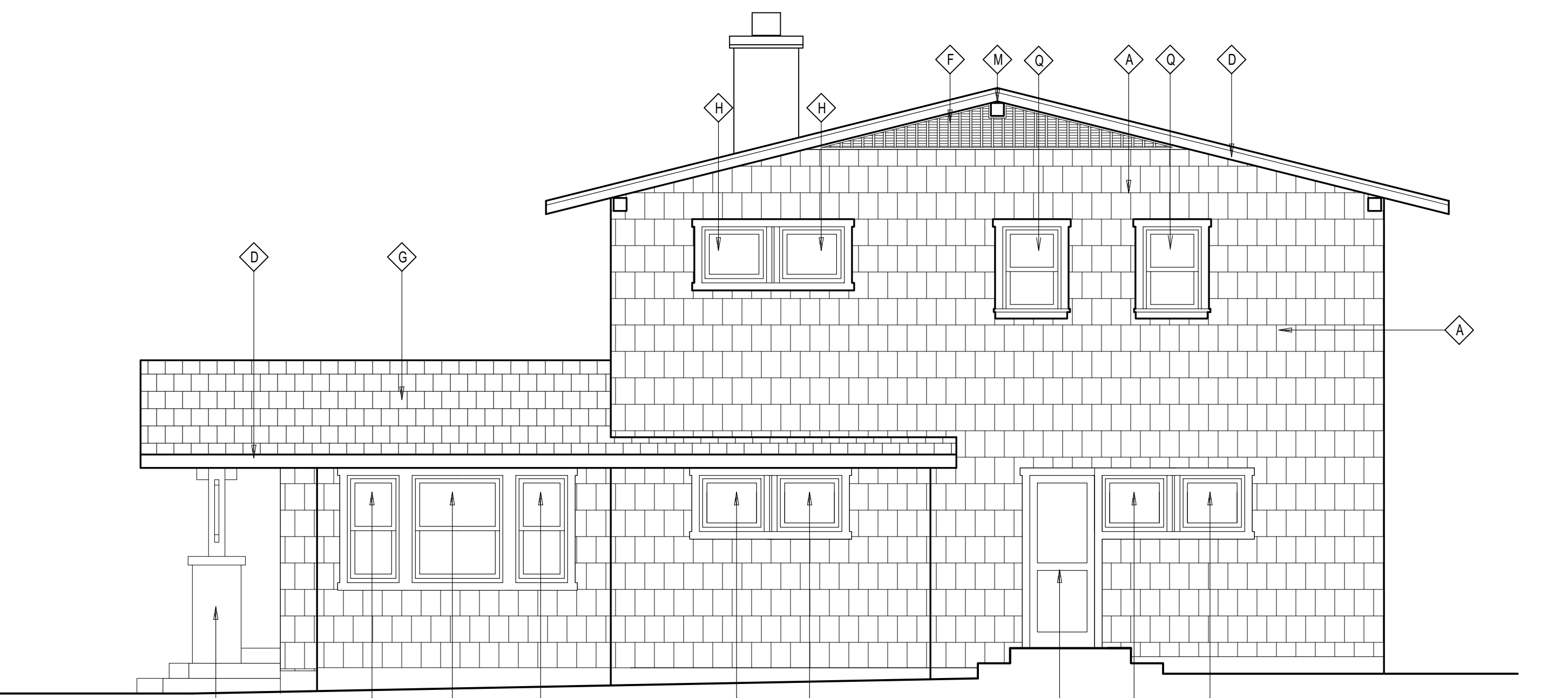
NOTE:
1- The Project will follow the Restoration Plan.
2- The Project will Comply with Items MM-1, MM-2 and MM-3 of the Final MND.



2 EXISTING BUILDING NORTH ELEVATION WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"



1 EXISTING BUILDING WEST ELEVATION WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"



4 EXISTING BUILDING SOUTH ELEVATION WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"



3 EXISTING BUILDING EAST ELEVATION WITH PROPOSED RESTORATION
SCALE 1/4"=1'-0"

KEY NOTES :

- E - EXISTING TO REMAIN
- RP - REPLACE EXISTING
- A - EXISTING WOOD SHINGLE SIDING TO REMAIN
PROVIDE ONE LAYER OF 3/4" TYPE "X" GYP. BD. ON THE INSIDE FACE.
PROVIDE R-15 INSULATION IN STUD SPACE.
Color : SW 2818 "Renwick Heather"
- B - PAINT EXISTING CEMENT PLASTER OF THE CHIMNEY AND ENTRY PORCH PIERS.
Color : SW2821 "Downing Stone"
- C - RESTORE AND RE-PAINT EXISTING WOOD CLAD COLUMN WHICH SUPPORTS THE SECOND FLOOR REAR ADDITION.
Color : SW 2819 "Downing Slate"
- D - RESTORE AND RE-PAINT WOOD FASCIA BOARDS
Color : SW 2819 "Downing Slate"
- E - RESTORE AND RE-PAINT WOOD BRACE ON PRIMARY ENTRY PORCH
Color : SW 2819 "Downing Slate"
- F - EXISTING PAINTED WOOD GABLE VENT TO REMAIN
Color : SW 2819 "Downing Slate"
- G - REPLACE EXISTING ROLLED ROOF COVERING WITH COMPOSITION SHINGLES ROOF COVERING OVER ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS A MIN).
Color : Owens Corning "Oakridge Estate Gray"
- H - RESTORE EXISTING WOOD FRAMED WINDOWS
Color : White
- I - RESTORE EXISTING FRENCH DOORS @ DINING ROOM SOUTH OF THE PRIMARY ENTRY PORCH.
Color : White
- J - EXISTING STAINED WOOD ENTRY DOOR WITH SIDELIGHTS TO REMAIN.
- K - RESTORE AND RE-PAINT EXISTING ROOF RAFTER TAILS.
Color : SW 2819 "Downing Slate"
- L - RESTORE AND RE-PAINT EXISTING WOOD JOISTS AT THE BASE OF THE SECOND FLOOR REAR ADDITION.
Color : SW 2819 "Downing Slate"
- M - REMOVE EXISTING 16-LIGHT WOOD FIXED WINDOW AND REPLACE WITH A SINGLE WOOD-FRAMED CASEMENT WINDOW.
Color : White
- N - CLOSE EXISTING OPENINGS WITH EXTERIOR WALL. PROVIDE WOOD SHINGLE SIDING TO MATCH EXISTING SIDING WITHIN THE EXISTING OPENING CASING FRAME.
Color : SW 2818 "Renwick Heather"
EXISTING WINDOW CASING FRAMES TO REMAIN AND BE RECONDITIONED.
Color : White
- O - PROPOSED WOOD FRAMED FRENCH DOOR IN EXISTING OPENING
Color : White
- P - PROPOSED WOOD DOOR IN EXISTING OPENING.
Color : White
- Q - REMOVE EXISTING VINYL WINDOW AND REPLACE WITH WOOD FRAMED WINDOW TO MATCH EXISTING WOOD WINDOWS
Color : White

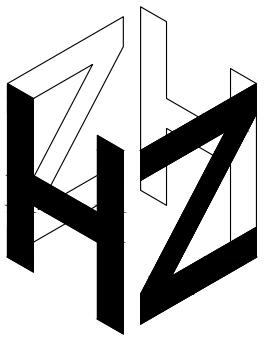
MM-1 The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry commengts dated November 16, 2018, which shall include the Following:

- a) Four (4) replacement trees shall be planted on the site by substituting the proposed four (4) Toyan species, proposed on the landscape plan, with four (4) scrub oak (Quercus Berberidifolia).
- b) The four (4) replacement trees shall be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period.
- c) The four (4) replacement trees shall be indicated on the final landscaping plan.
- d) The applicant shall pay ITP permit fees as determind by the City Arborist.

MM-2 The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Envarmental, Inc. dated July 23, 2019, for restoration and rehabilitation of the single-family residence. The Project shall specifically include and address the following:

- a) Detailed photographic documentation of all existing conditions shall be provided by the applicant prior to construction. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, siding, rafters, doors, and porch elements:
- b) The applicant shall retain, repair, and reuse all exterior materials including original wood siding (shingles), wood windows, and doors whenever possible.
- c) If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind.

MM-3 If during plan review and/or construction related activities it is determind that modification(s) to the Rebilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.



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Glendale Ca. 91206

REVISIONS

DESCRIPTION	DATE	BY

SHEET TITLE:

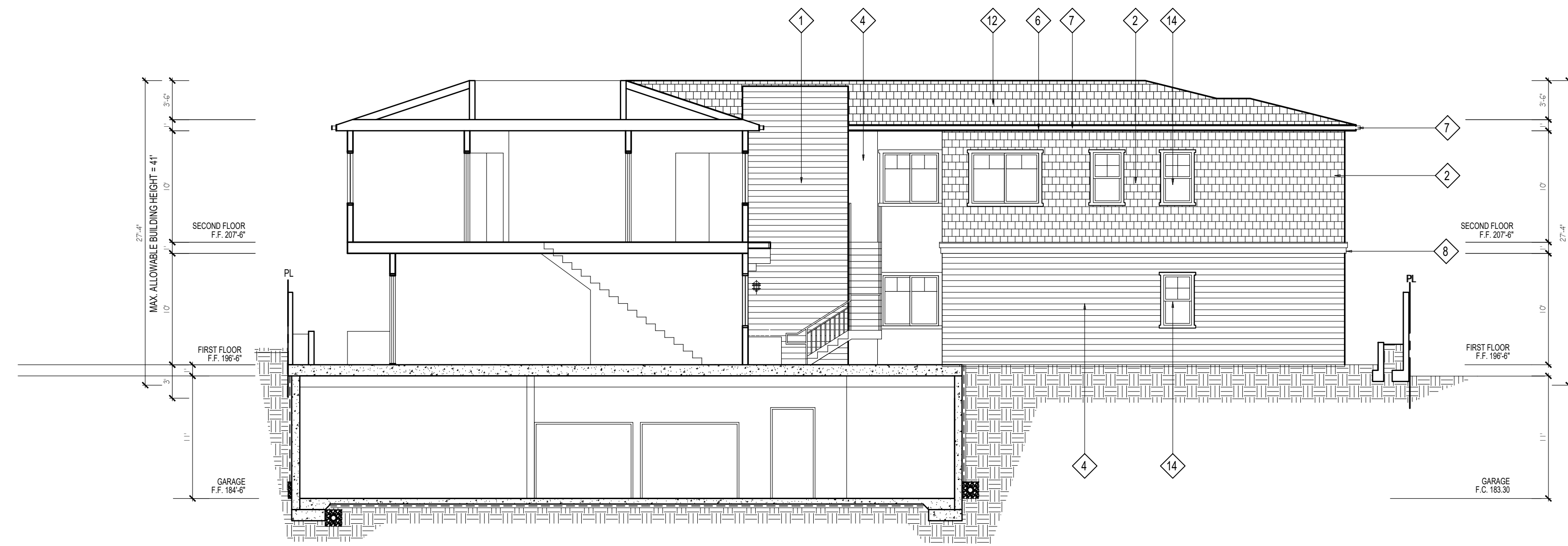
PROPOSED
BUILDING SECTIONS

DATE	04.03.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

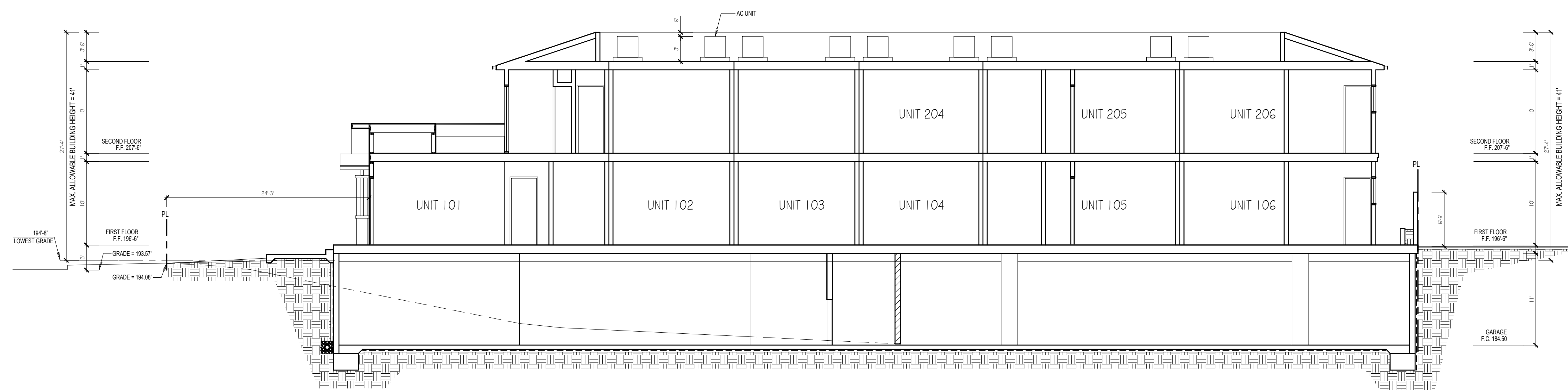
A5.1

KEY NOTES :

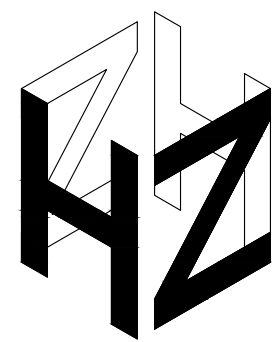
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1 BUILDING SECTION / ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING NORTH ELEVATION
SCALE 1/8"=1'-0"



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CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:

538-534 N Kenwood
Apartments

538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS

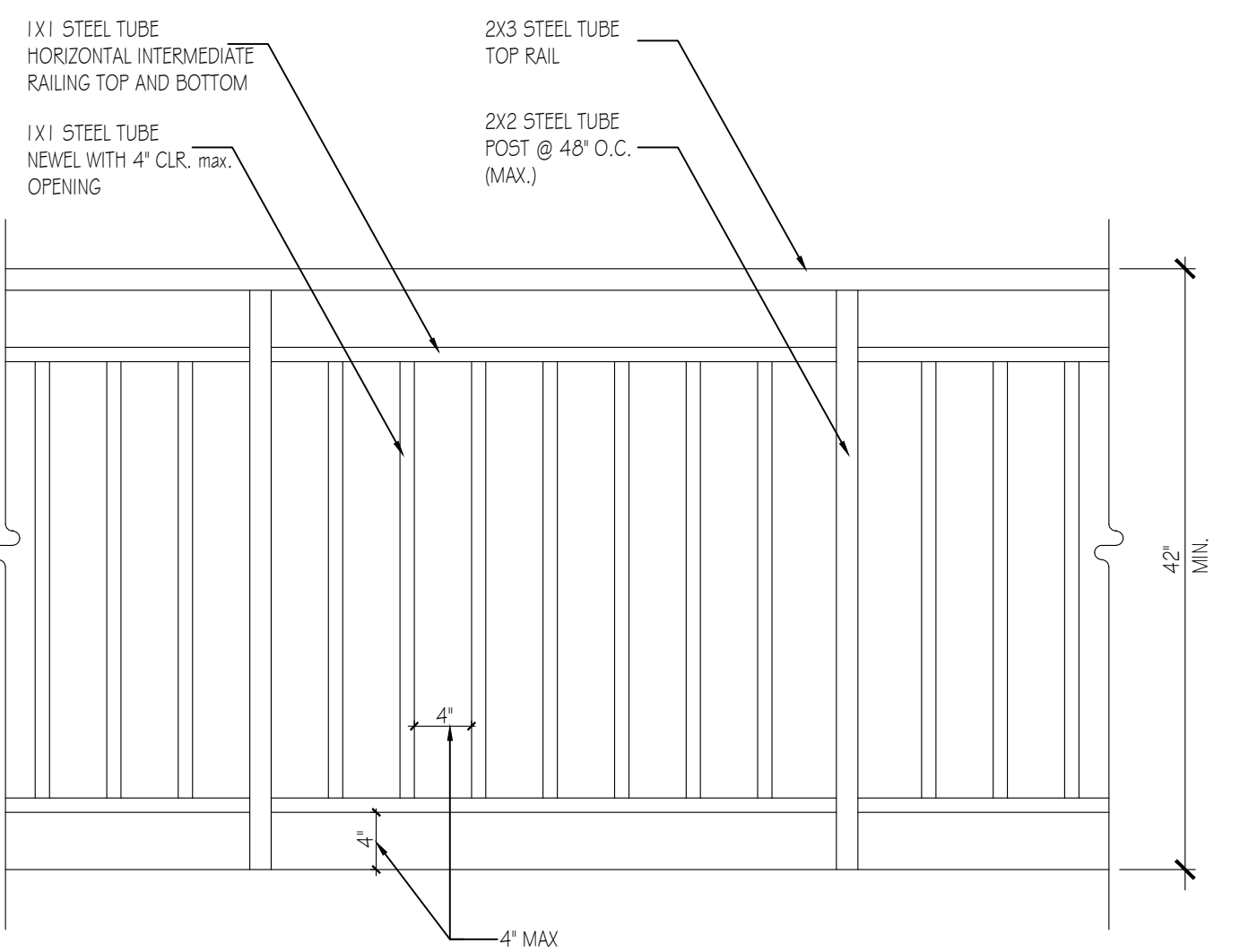
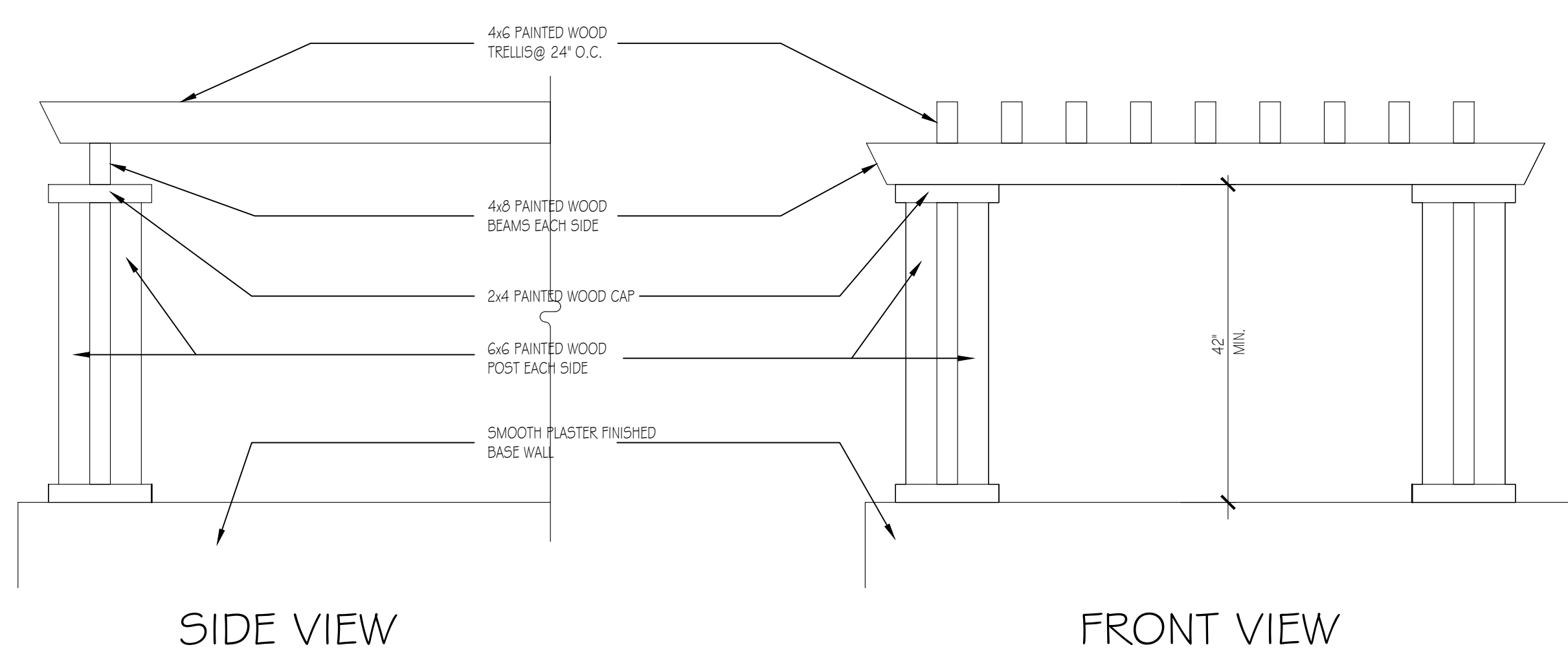
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DETAILS

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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A6.1



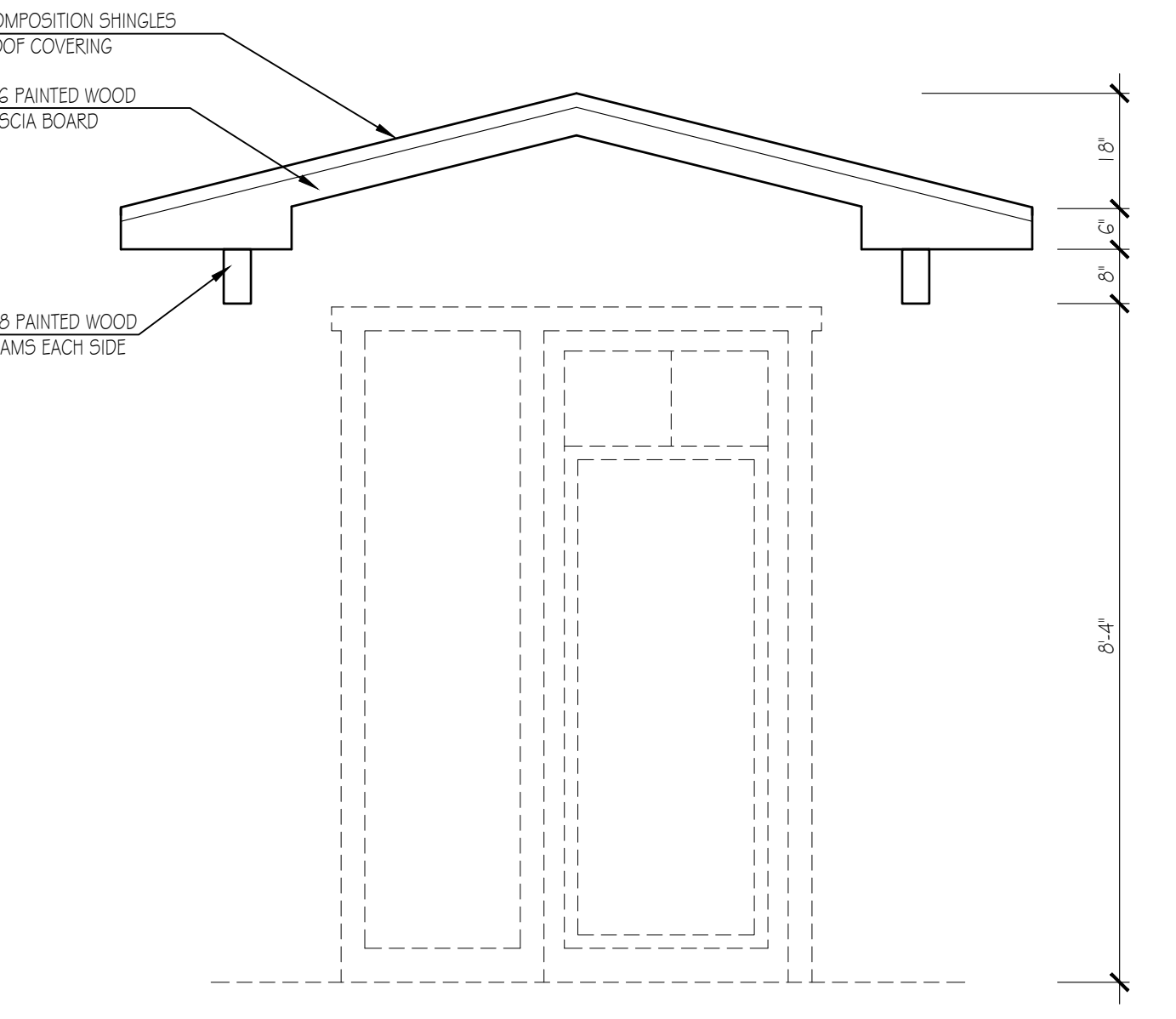
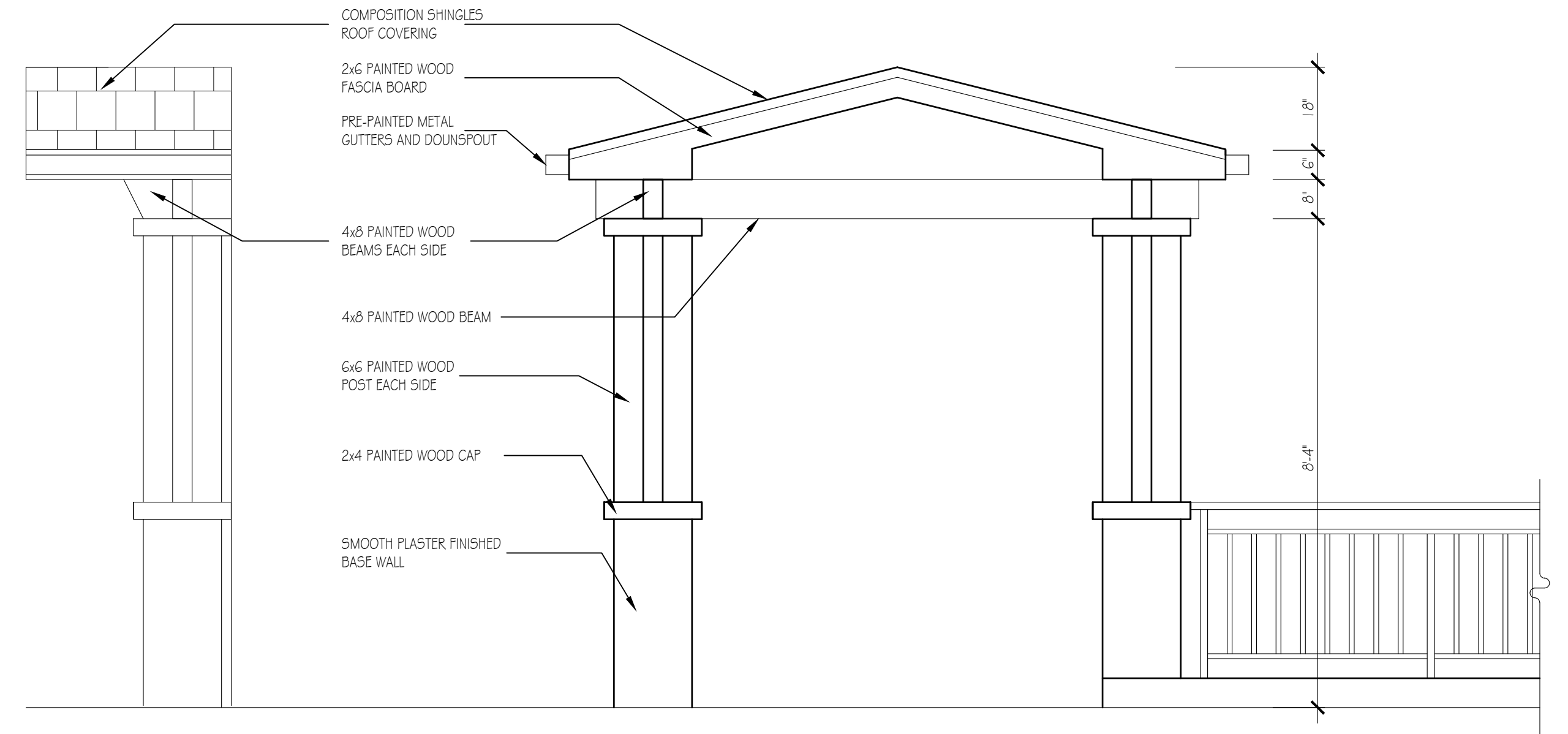
WOOD TRELLIS

N.T.S. 7

TYPICAL RAILING DETAILS

N.T.S. 4

N.T.S. 1



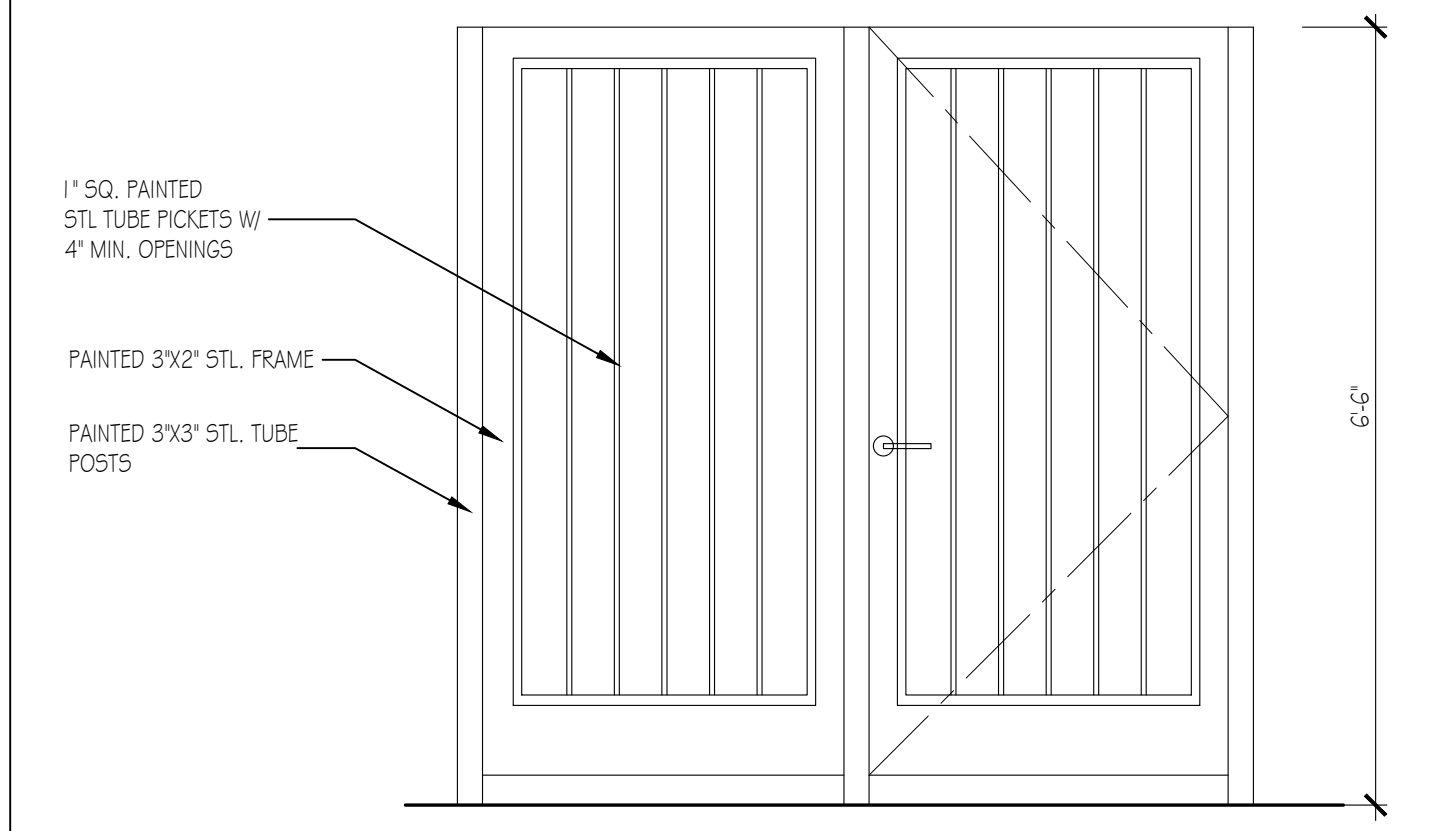
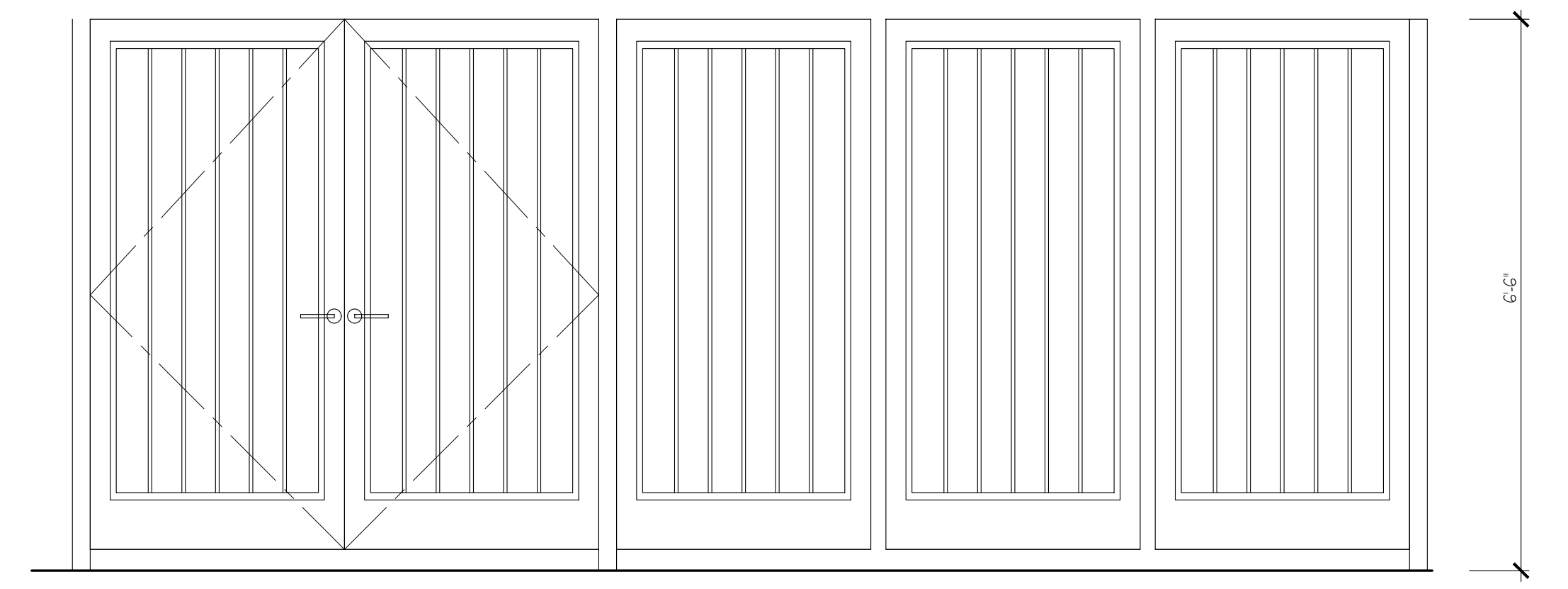
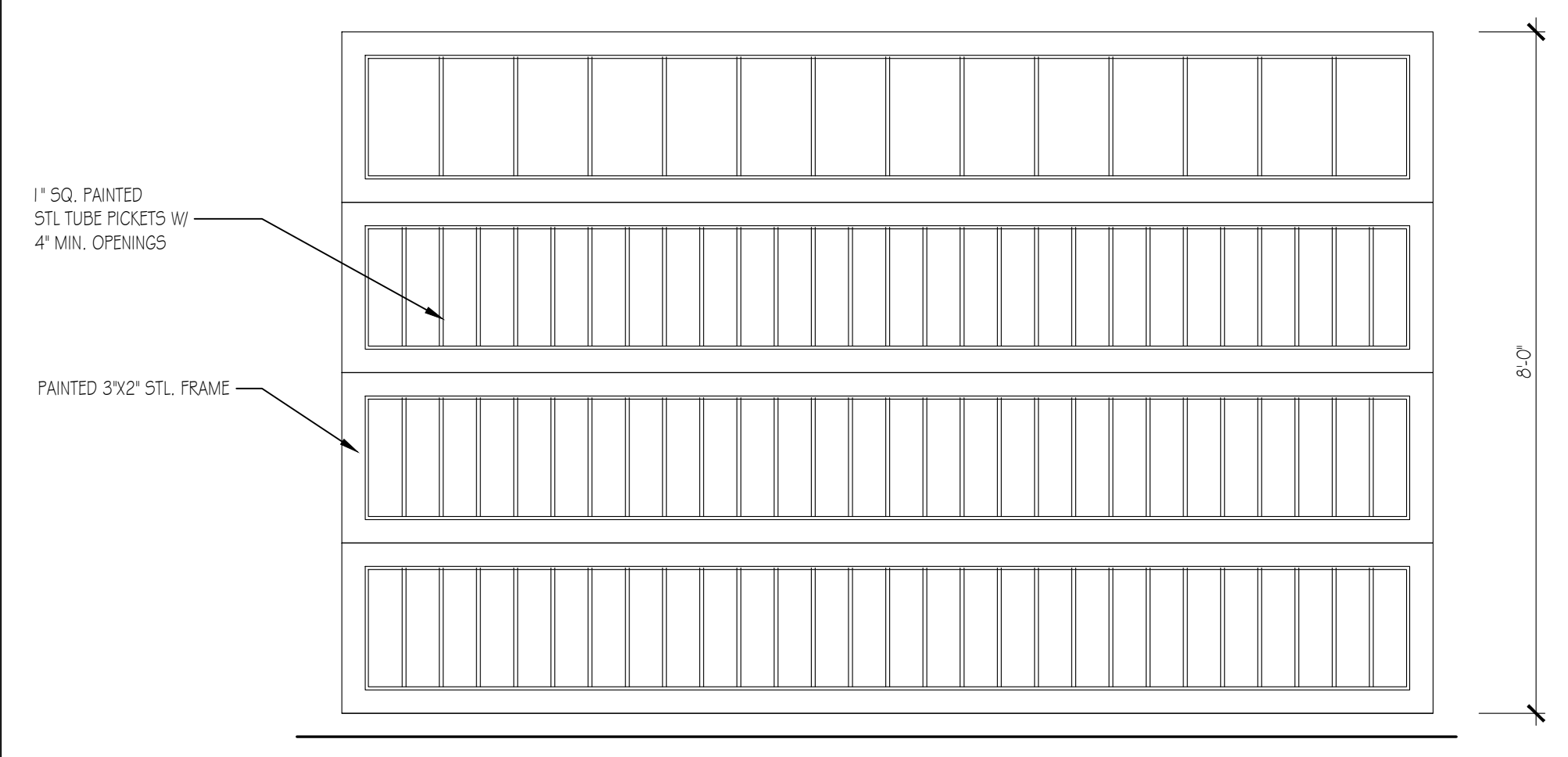
FRONT UNIT ENTRY CANOPY

N.T.S. 8

ENTRY CANOPY

N.T.S. 5

N.T.S. 2



PARKING GARAGE GATE

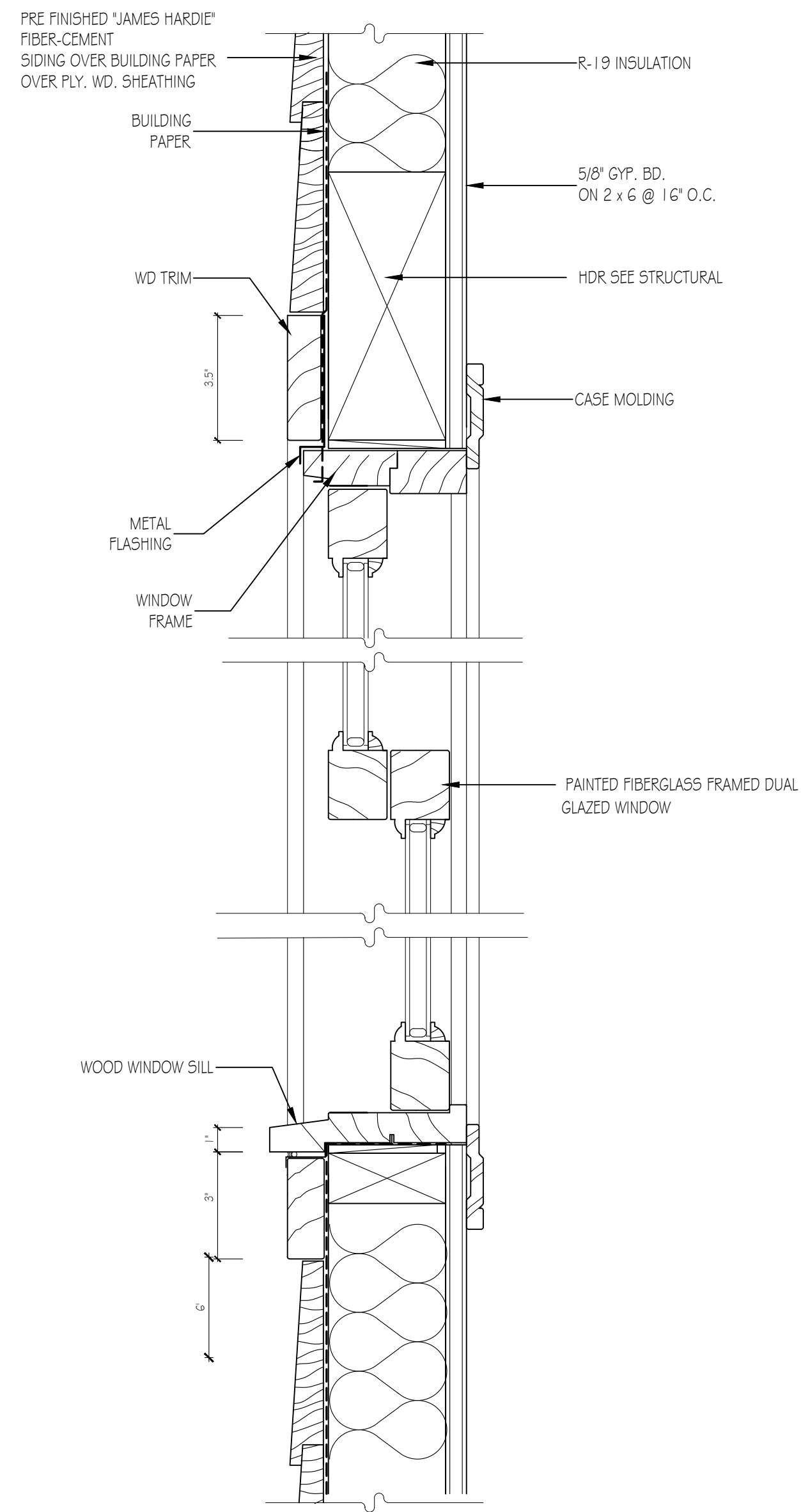
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ENTRY GATE

N.T.S. 6

SIDE GATE

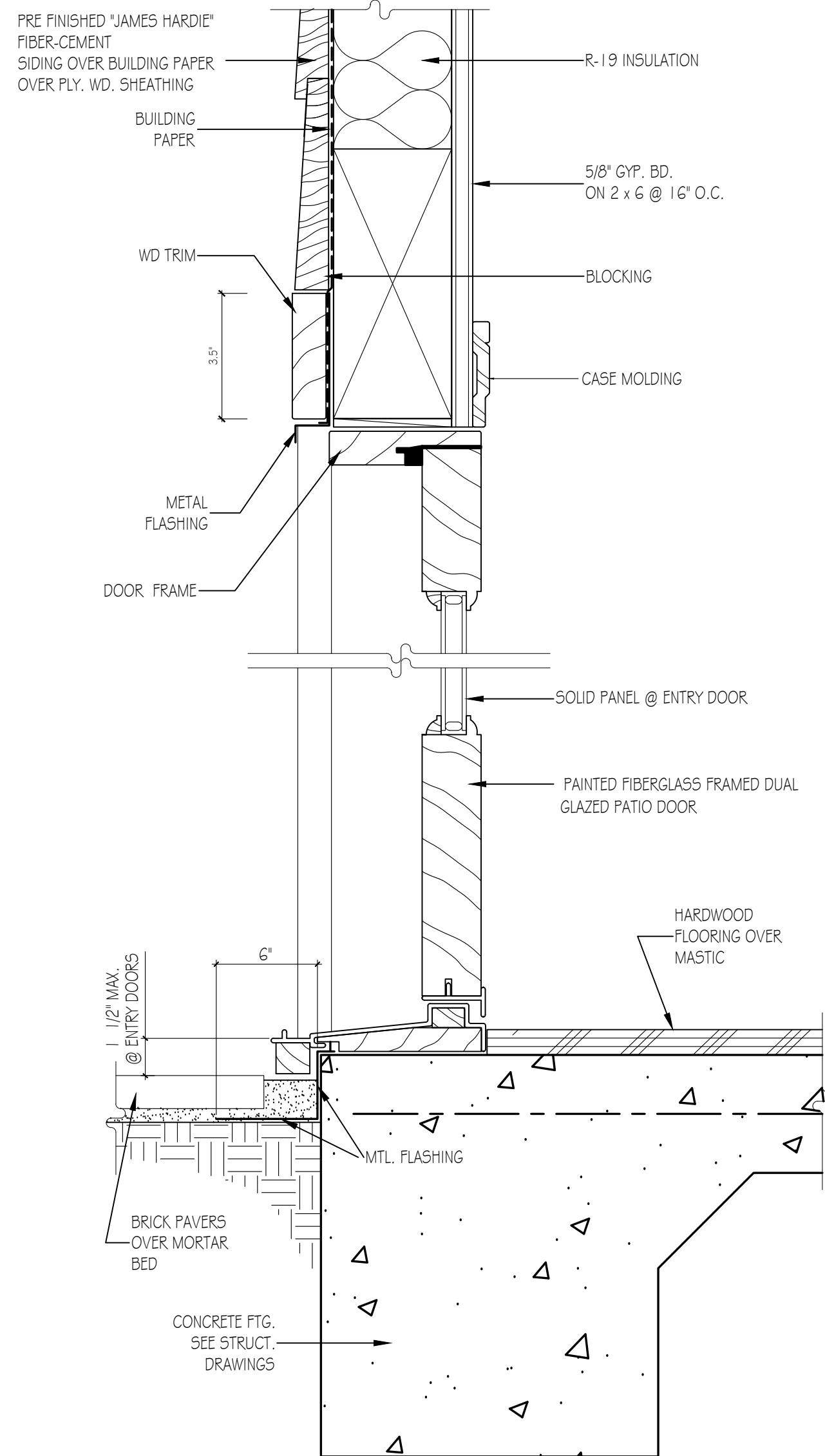
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WINDOW HEAD AND SILL

N.T.S.

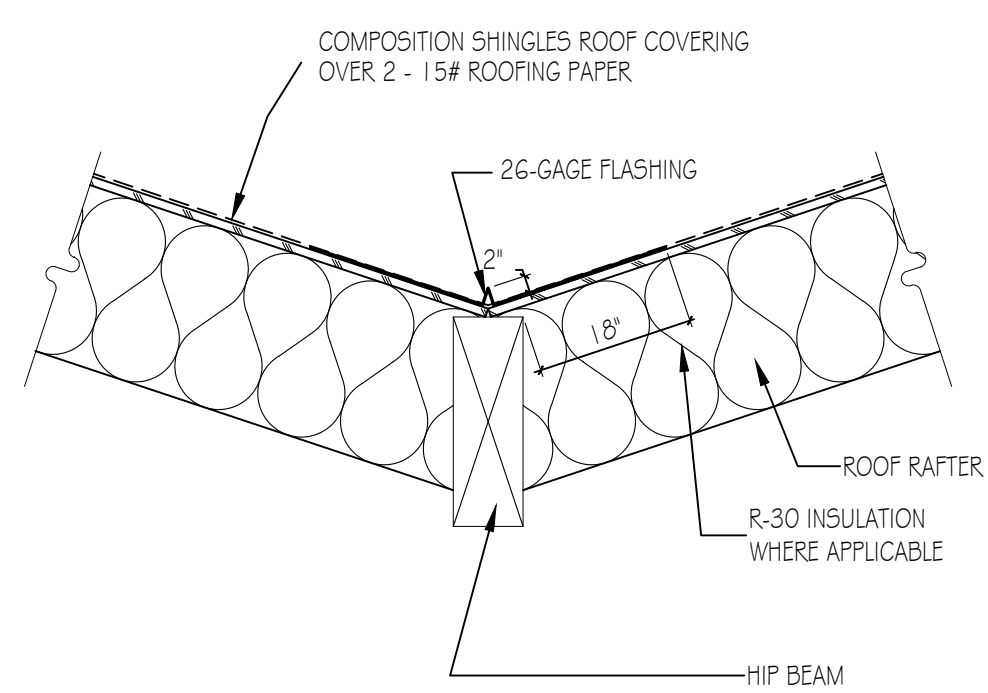
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DOOR HEAD AND SILL

N.T.S.

7,8

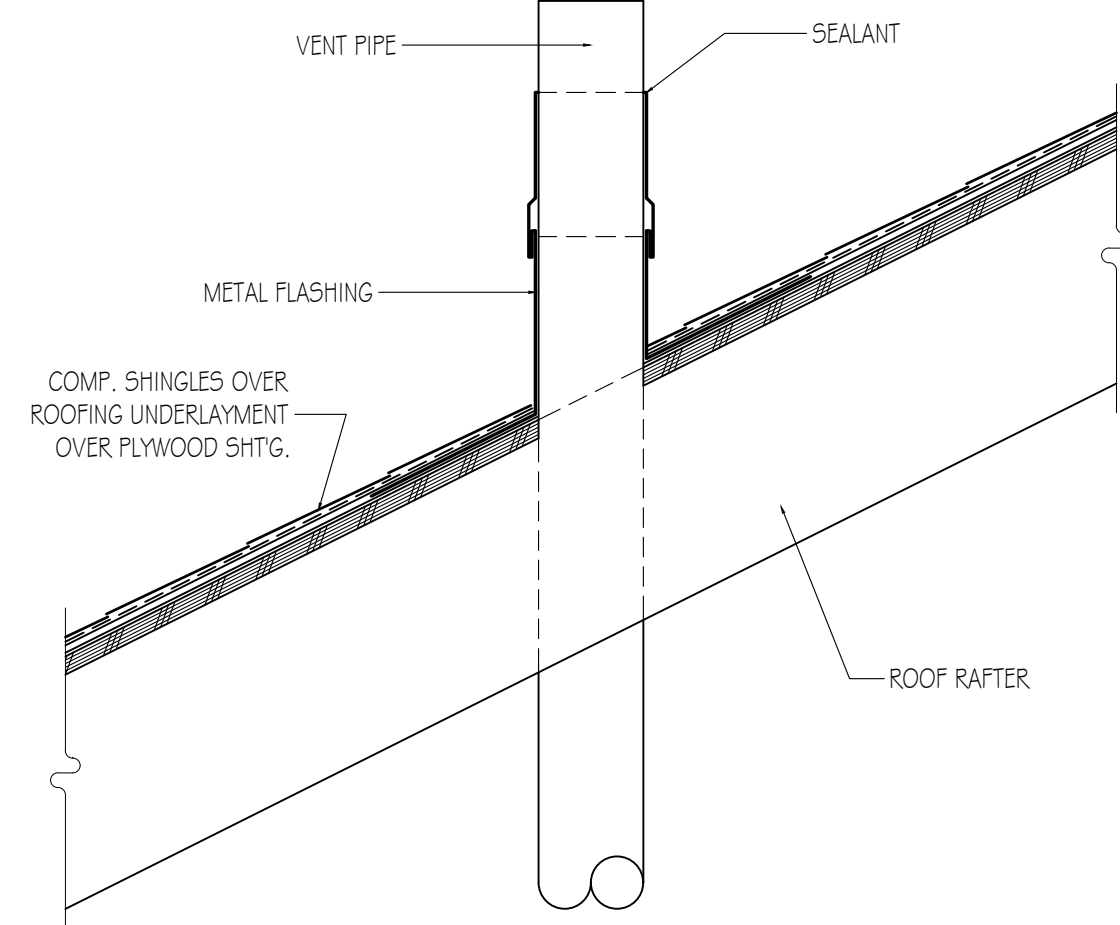


NOTE:
VALLEY FLASHING SHALL NOT BE LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 36-IN. WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET MEETING ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY.

VALLEY

N.T.S.

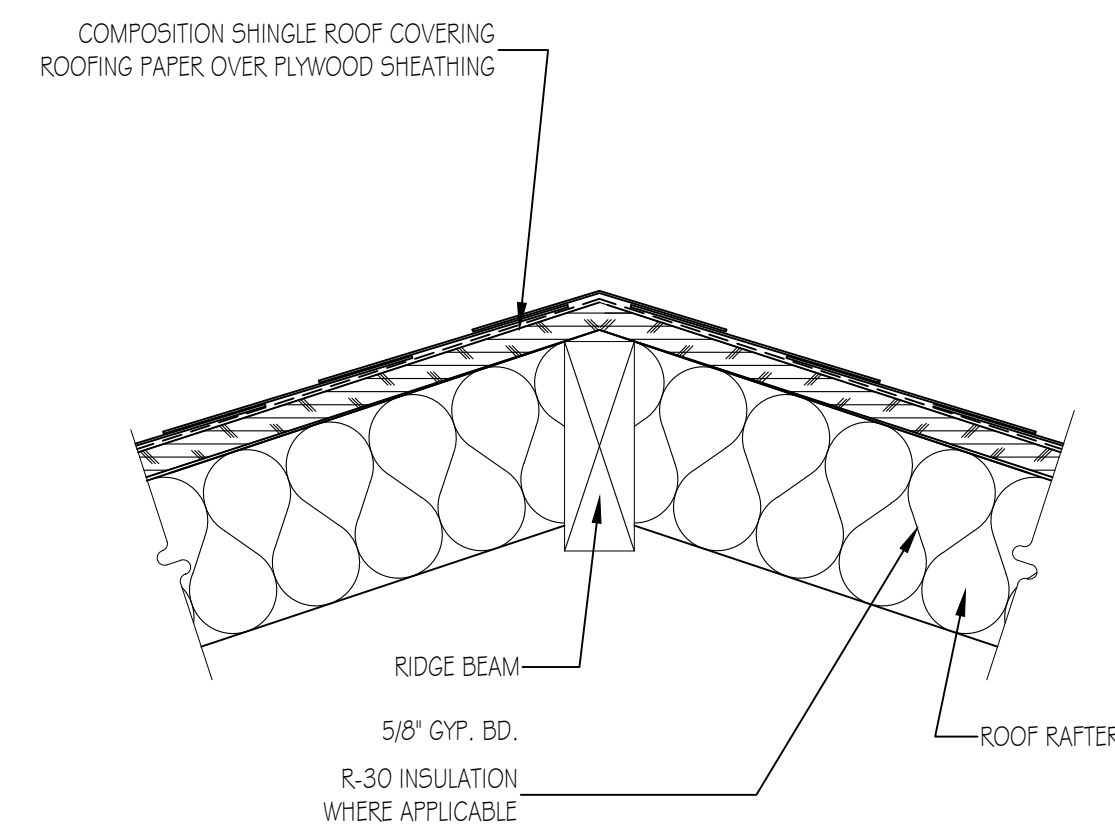
11



ROOF VENT PENETRATION

N.T.S.

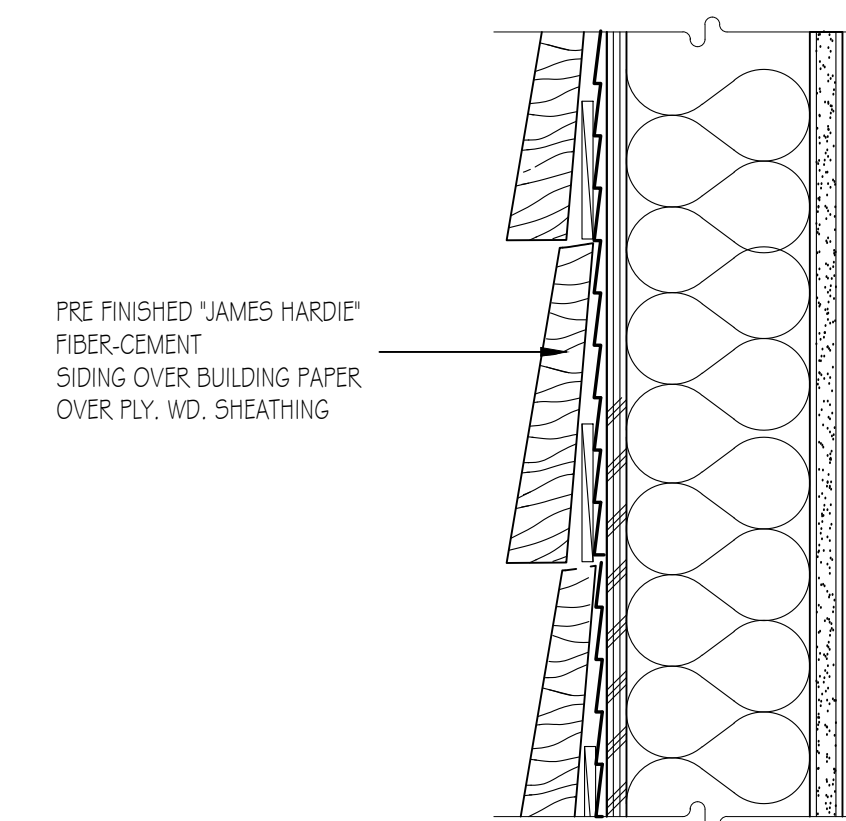
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ROOF RIDGE

N.T.S.

4



WEEP SCREED WITH CURB

N.T.S.

6

ROOF EAVE/CEILING

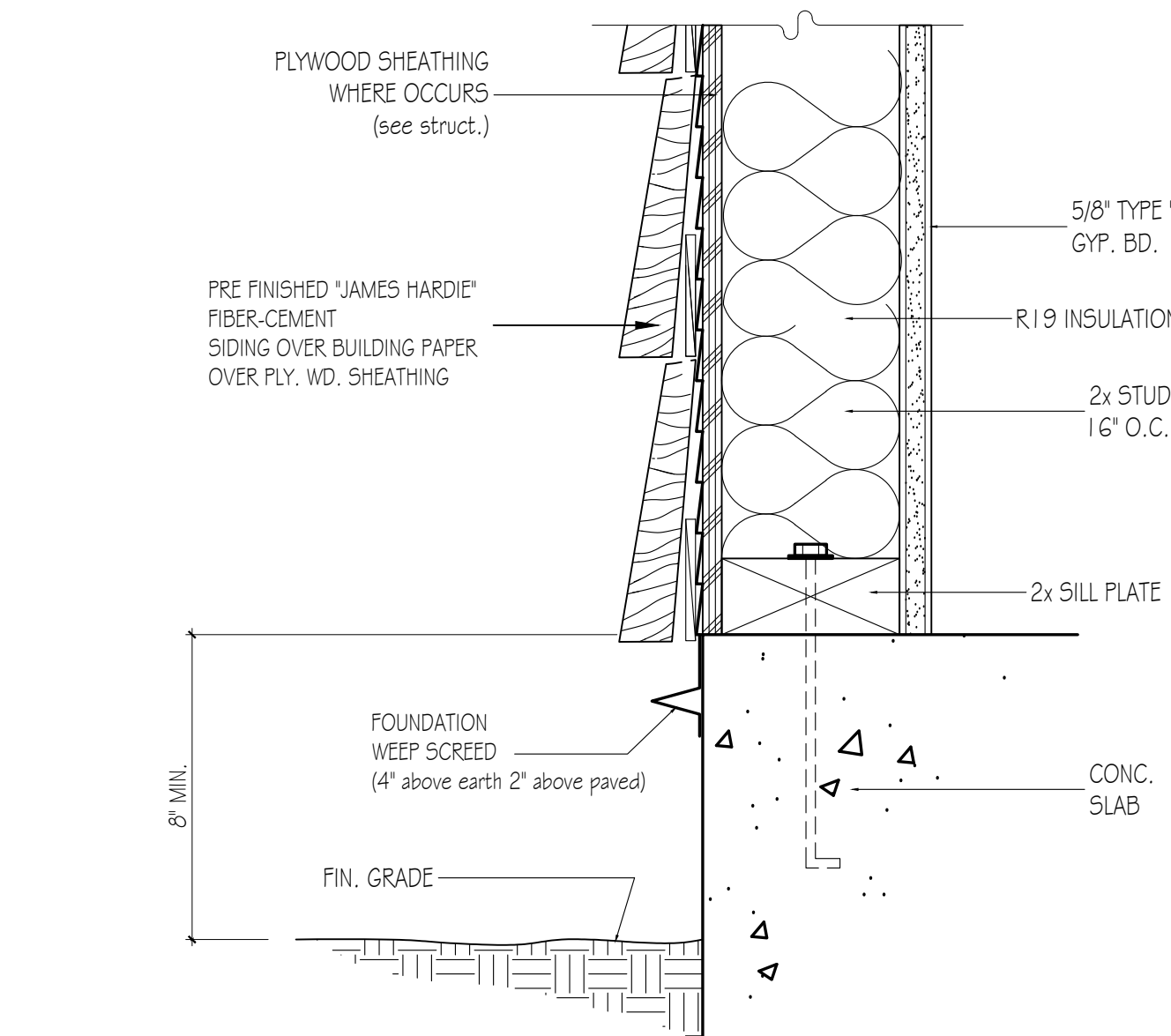
N.T.S.

1

ROOF EAVE/CATEDRAL CEILING

N.T.S.

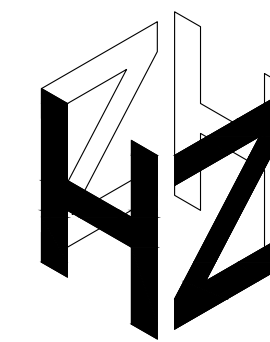
2



WEEP SCREED

N.T.S.

3



ARCHITECT INC.

Hamlet Zohrabians Architect, Inc.
3467 Ocean View Blvd, Suite B
Glendale, California 91208

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hamlet@zohrabians.com

www.zohrabians.com

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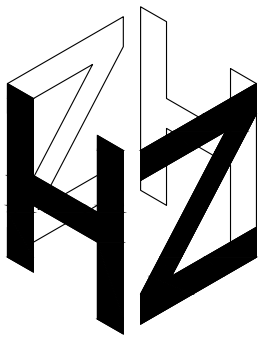
REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DETAILS

DATE	03.25.23
SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A6.2



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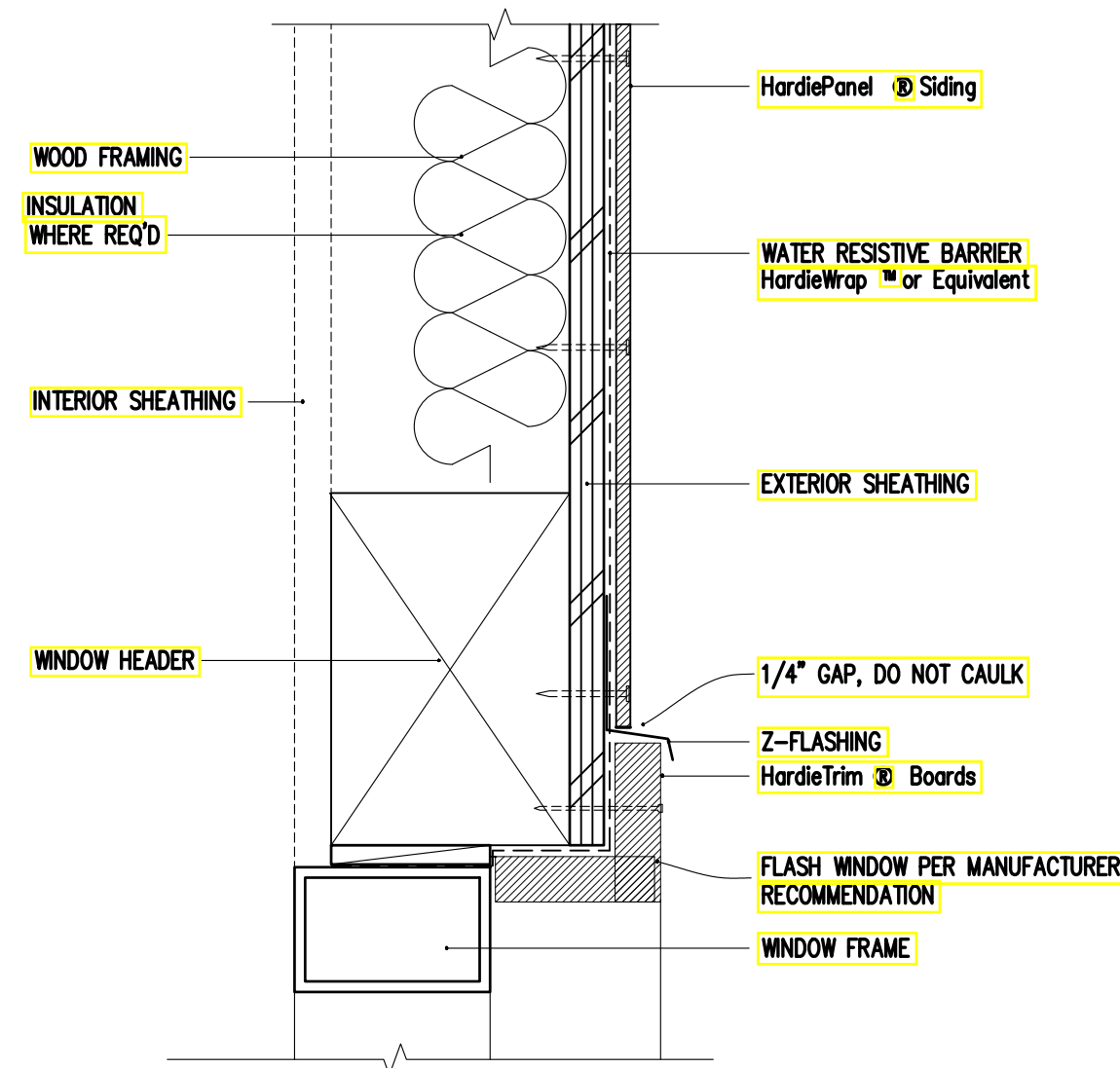
DESCRIPTION	DATE	BY

SHEET TITLE:

DETAILS

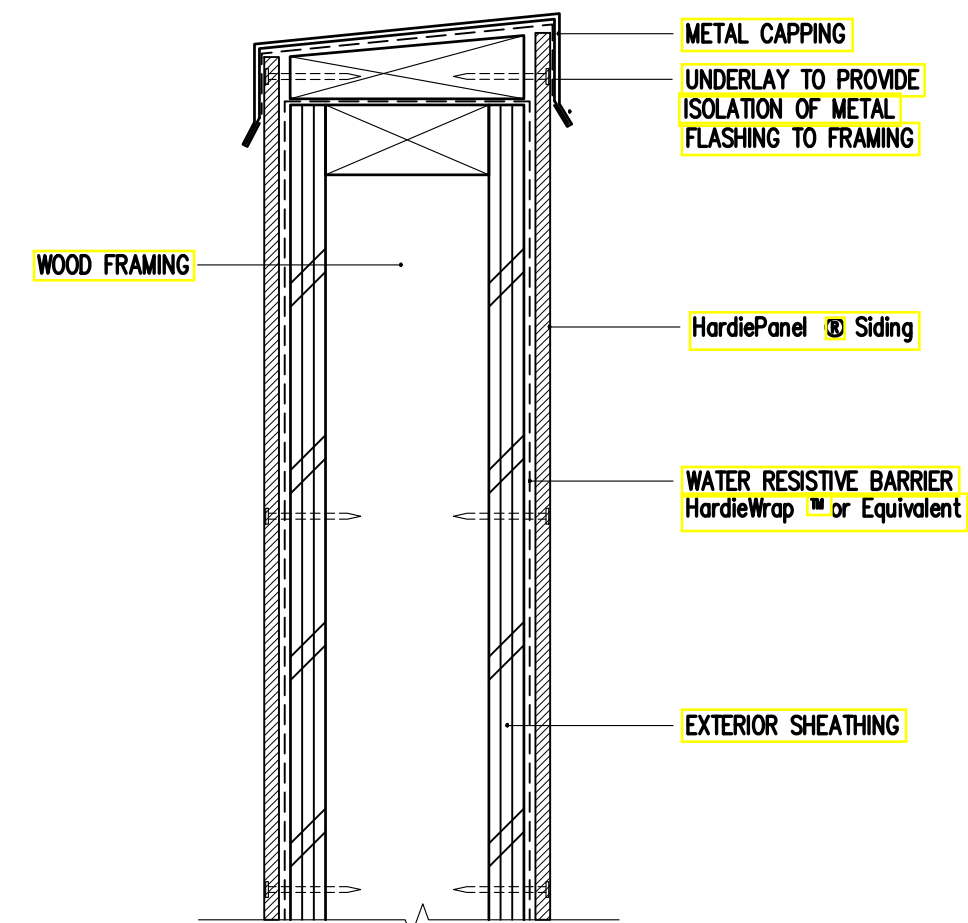
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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
SHEET	

A6.3



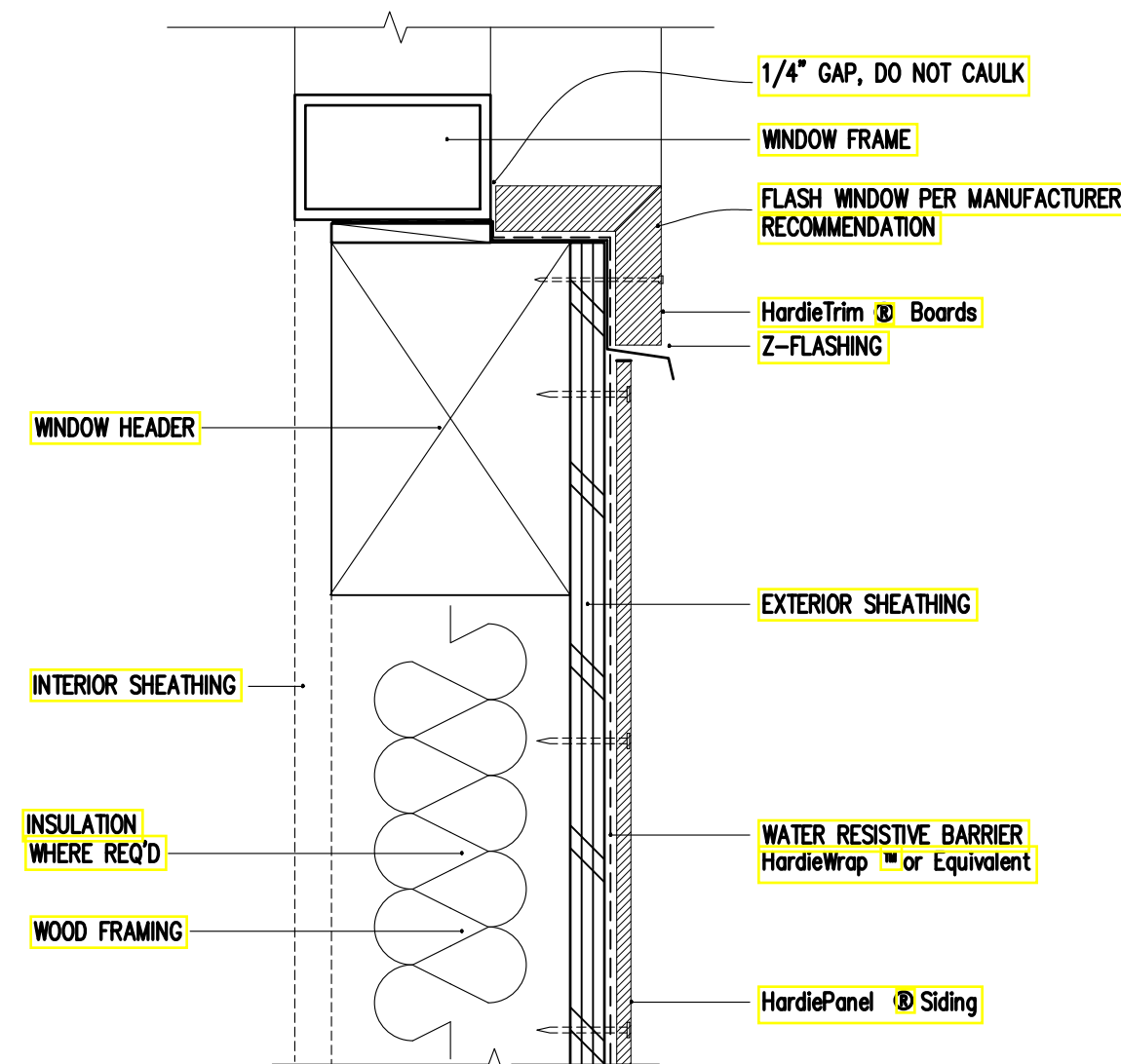
10 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



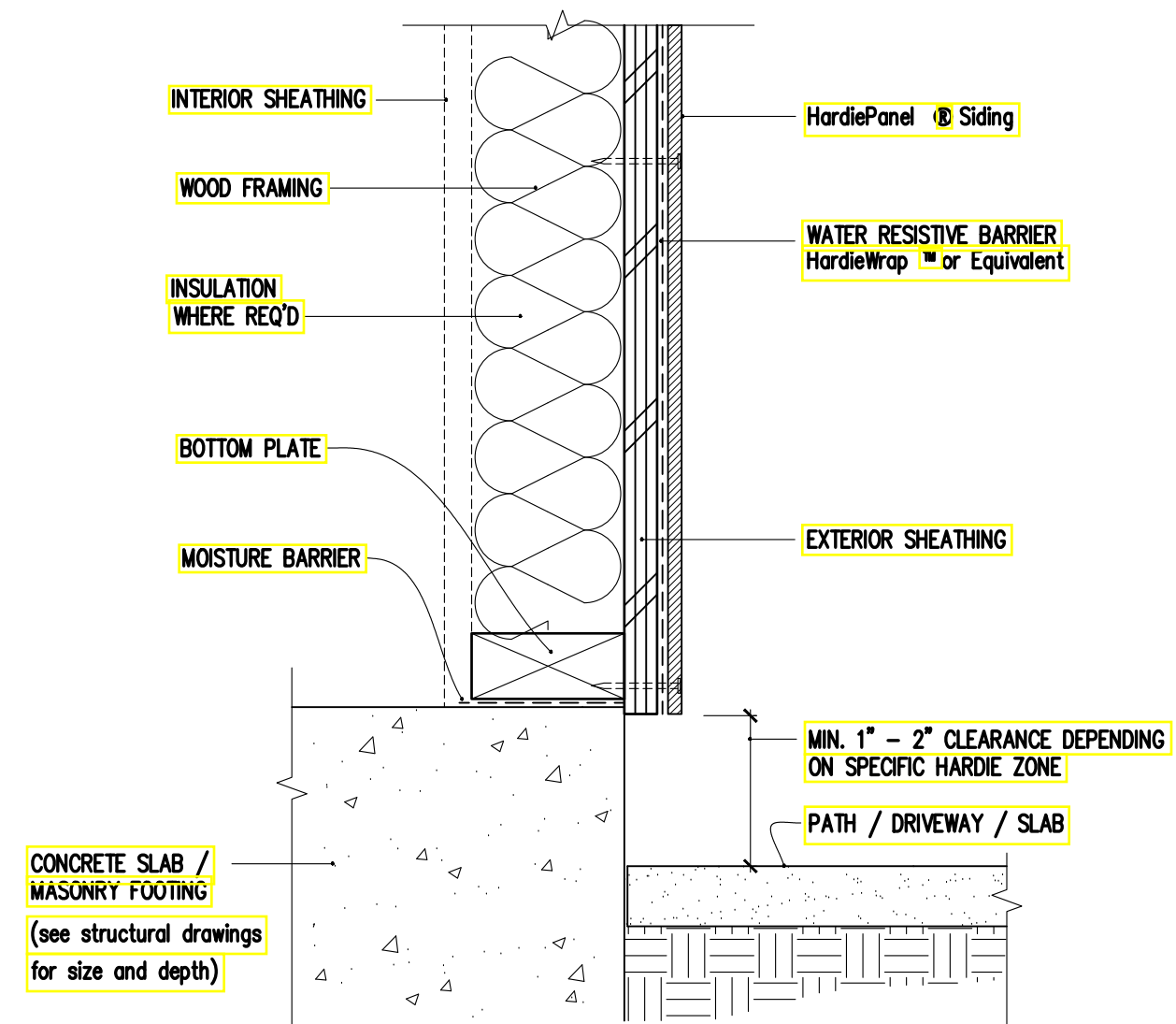
7 PARAPET

SCALE: 3"=1'-0"



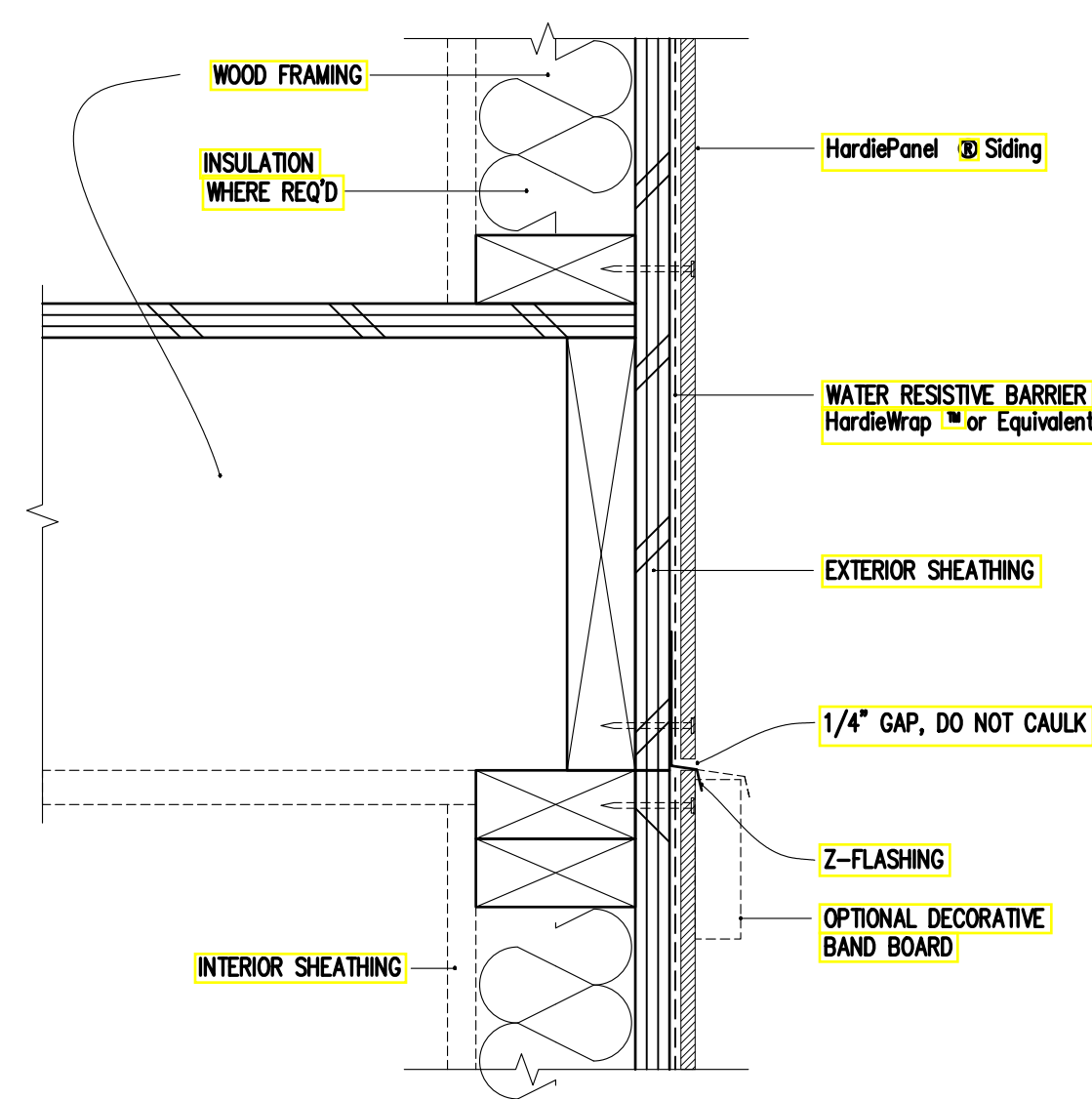
11 WINDOW SILL

SCALE: 3"=1'-0"



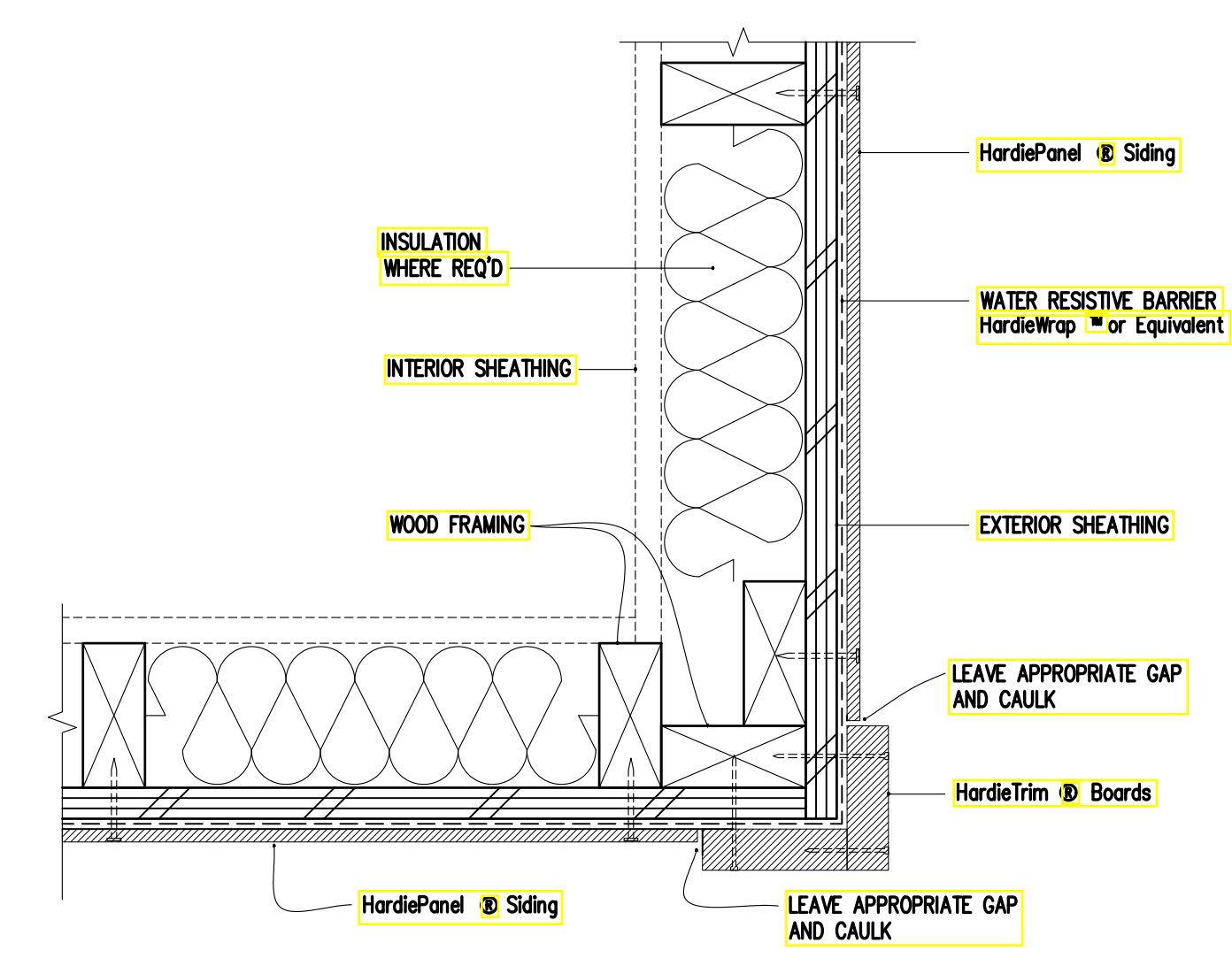
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

SCALE: 1/2"=1'-0"



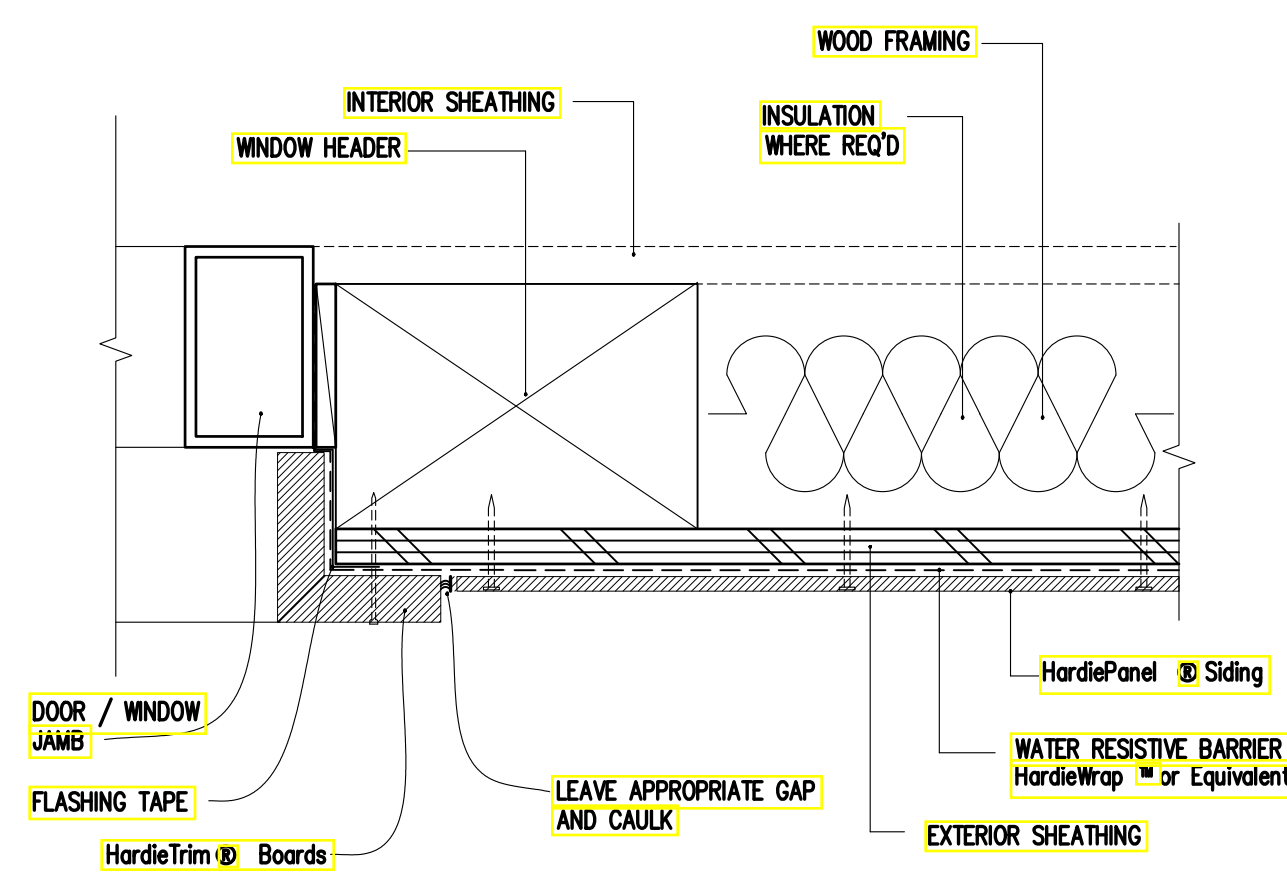
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



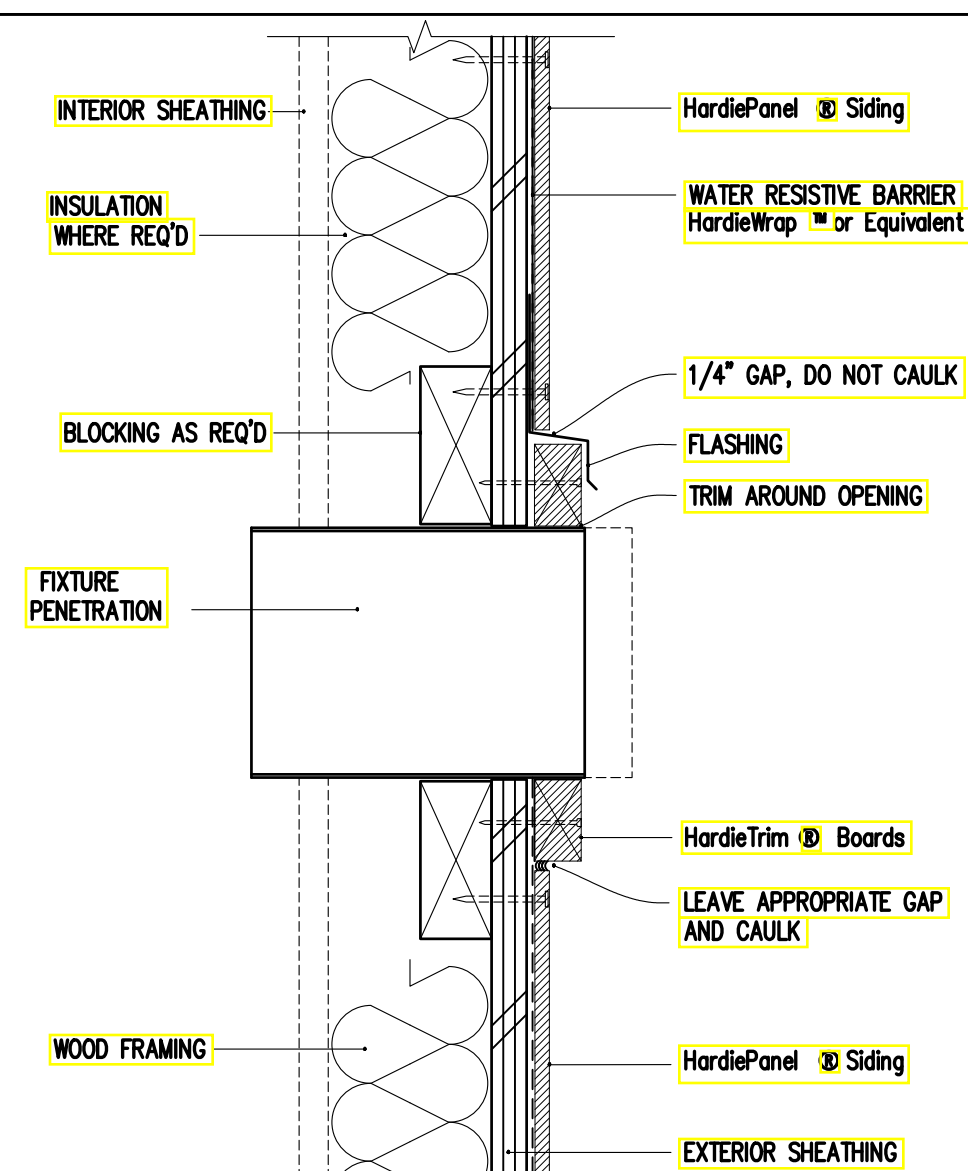
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



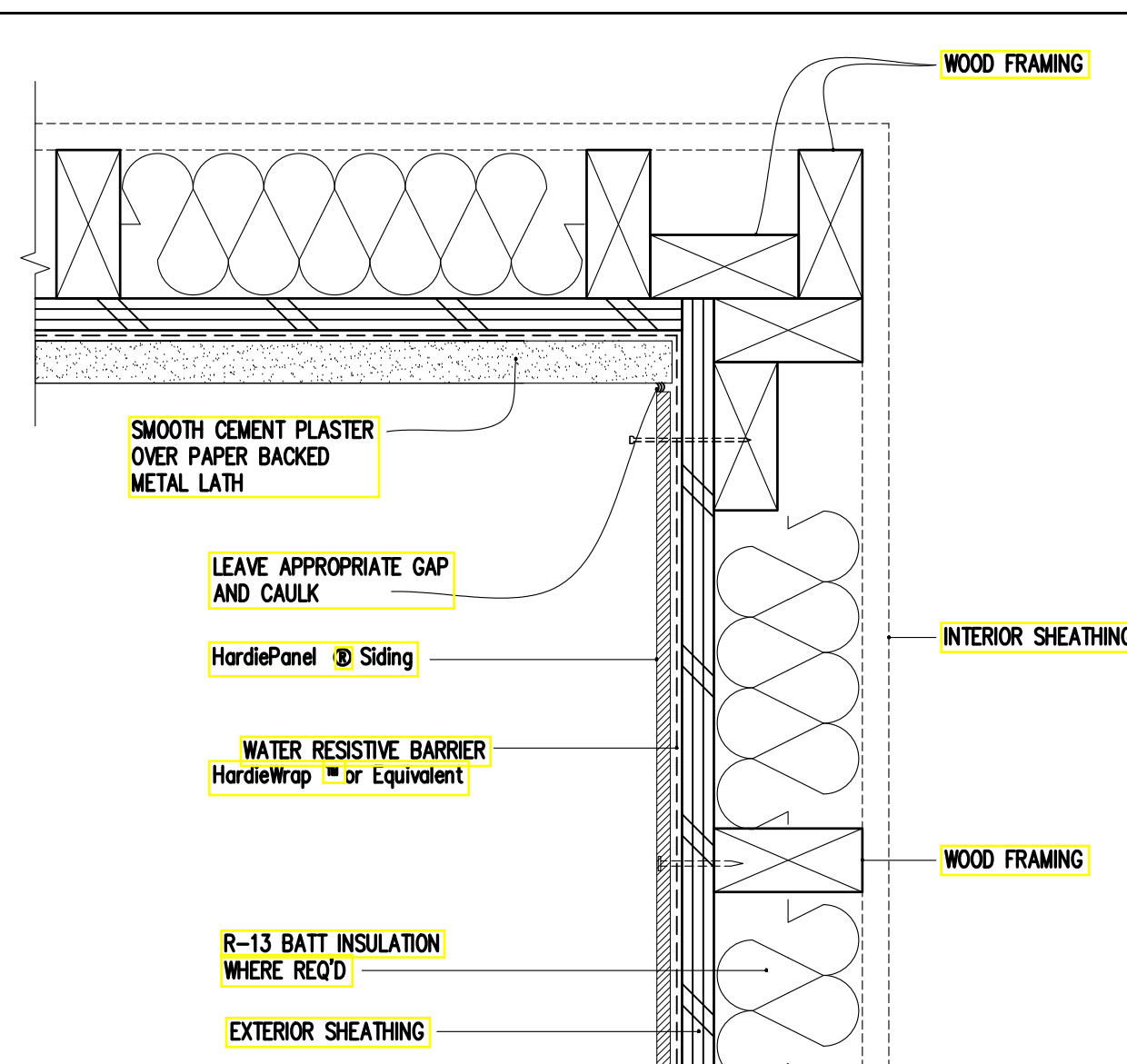
10 WINDOW/DOOR JAMB

SCALE: 3"=1'-0"



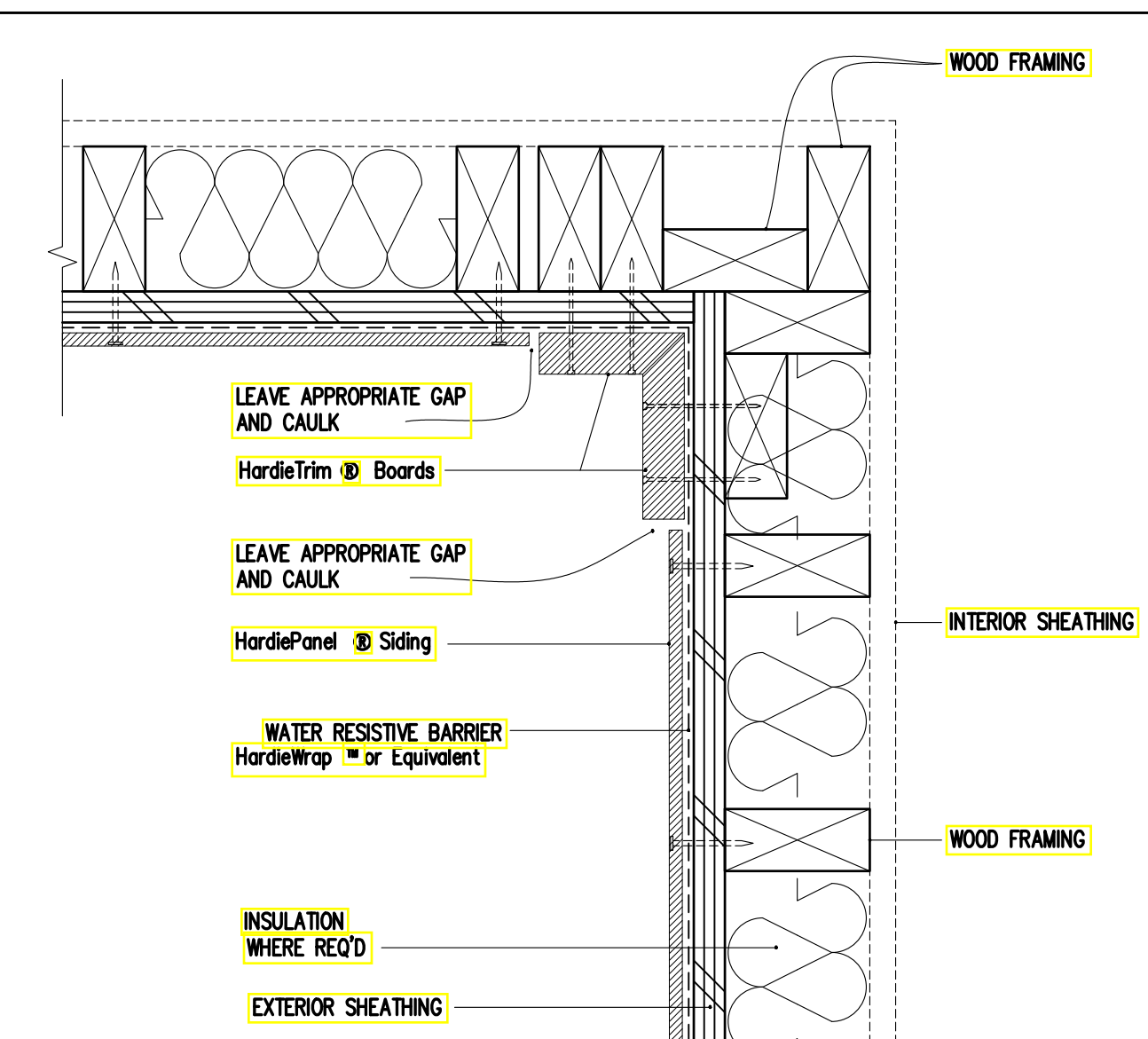
9 FIXTURE PENETRATION

SCALE: 3"=1'-0"



6 PLASTER TO SIDING INSIDE CORNER

SCALE: 3"=1'-0"



3 INSIDE CORNER

SCALE: 3"=1'-0"

WINDOW SCHEDULE

LEVEL	WINDOW NUMBER	TYPE	QUANTITY	W x H		MATERIAL		VISIBLE FROM STREET	OPERATION		FRAME TYPE	EXTERNAL GRID	SILL & PLATE		EDGE DETAIL		BEDROOM	ENERGY EFFICIENT		TEMPERED GLASS	FIRE HAZARD ZONE	WINDOW WITHIN 1' OF FLR. OR 4' OF DR.	REMARKS
				EXISTING	NEW	EXISTING	NEW		EXISTING	NEW			EXISTING	NEW	EXISTING	NEW		SHGC	U-FACTOR				
1ST FLOOR NEW BUILDING	101	C	4	-	36 X 54	-	FIBERGLASS	Y	-	SINGLE HUNG	NAIL-IN	Y	-	Y	-	FLAT WD							
	102	A	3	-	60 X 54	-	FIBERGLASS	Y	-	SLIDING	NAIL-IN	Y	-	Y	-								
	103	A	4	-	72 X 54	-	FIBERGLASS	N	-	SLIDING	NAIL-IN	Y	-	Y	-								
	104	D	7	-	24 X 36	-	FIBERGLASS	N	-	SINGLE HUNG	NAIL-IN	Y	-	Y	-								
	105	B	2	-	108 X 54	-	FIBERGLASS	N	-	SLIDING	NAIL-IN	Y	-	Y	-								
1ST FLOOR EXISTING HOUSE	101	J	2	24 X 24	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
	102	H	8	30 X 20	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
	103	G	2	36 X 48	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
	104	H	1	24 X 24	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
	105	G	2	24 X 48	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
	106	G	1	48 X 48	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
2ND FLOOR NEW BUILDING	201	C	3	-	36 X 54	-	FIBERGLASS		-	SINGLE HUNG	NAIL-IN	Y	-	Y	-								
	202	A	2	-	60 X 54	-	FIBERGLASS		-	SLIDING	NAIL-IN	Y	-	Y	-								
	203	A	9	-	72 X 54	-	FIBERGLASS		-	SLIDING	NAIL-IN	Y	-	Y	-								
	204	D	8	-	24 X 36	-	FIBERGLASS		-	SINGLE HUNG	NAIL-IN	Y	-	Y	-								
	205	B	3	-	108 X 54	-	FIBERGLASS		-	SLIDING	NAIL-IN	Y	-	Y	-								
2ND FLOOR EXISTING HOUSE	201	F	2	48 X 48	-	-	WOOD		SINGLE HUNG	-	BLOCK	Y	Y	-									
	202	E	2	30 X 48	-	-	WOOD		SINGLE HUNG	-	BLOCK	Y	Y	-									
	203	H	4	30 X 24	-	-	WOOD		AWNING	-	BLOCK	-	Y	-									
	204	H	2	-	42 X 30	-	WOOD		AWNING	-	BLOCK	-	-	Y	-								
	205	G	2	24 X 48	-	-	WOOD		SINGLE HUNG	-	BLOCK	-	Y	-									
	206	I	1	36 X 24	-	-	WOOD		FIXED	-	BLOCK	-	Y	-									
	207	H	1	24 X 24	-	-	WOOD		AWNING	-	BLOCK	-	Y	-									
	208	G	2	24 X 36	24 X 36	VINYL	WOOD		SINGLE HUNG	SINGLE HUNG	BLOCK	-	Y	-									

WINDOW TYPES

27 GR. MIN. CRACK
MIN. CLEAR OPENABLE AREA = 5.7 SF
PER CBC 1009.2.1 MEANS OF EGRESS

NOTES
 WD - WOOD
 HC - HOLLOW CORE
 SC - SOLID CORE
 MFR - MANUFACTURED
 FG - FIBERGLASS
 GL - GLASS

Ⓣ - TEMPERED
 Ⓞ - CASEMENT
 Ⓟ - FIXED

* ALL WINDOWS SHALL HAVE AN ENERGY RATING AS PER TITLE 24 CALCULATION

DOOR SCHEDULE

LEVEL	WINDOW NUMBER	TYPE	QUANTITY	W x H		MATERIAL		VISIBLE FROM STREET	OPERATION		FRAME TYPE	EXTERNAL GRID	SILL & PLATE		EDGE DETAIL		BEDROOM	ENERGY EFFICIENT		TEMPERED GLASS	FIRE HAZARD ZONE	REMARKS
				EXISTING	NEW	EXISTING	NEW		EXISTING	NEW			EXISTING	NEW	EXISTING	NEW		SHGC	U-FACTOR			
COMMON AREA	CO1	N	1	-	72 X 80	-	STEEL	Y	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
	CO2	D	1	-	36 X 80	-	STEEL	Y	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
	CO3	H	2	-	36 X 80	-	HM	N	-	SWING	NAIL-IN	-	-	-	-	FLAT WD	-	-	-	-	-	
	CO4	H	1	-	36 X 80	-	HM	N	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
PARKING GARAGE	PO1	M	1	-	144 X 96	-	STEEL	Y	-	SECTIONAL	-	-	-	-	-	-	-	-	-	-	-	
	PO2	D	1	-	36 X 80	-	STEEL	N	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
	PO3	H	1	-	48 X 80	-	HM	N	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
	PO4	P	2	-	72 X 80	-	HM	N	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
	PO5	H	1	-	36 X 80	-	HM	N	-	SWING	-	-	-	-	-	-	-	-	-	-	-	
1ST FLOOR NEW BUILDING	101	A	2	-	36 X 96	-	WDSC / GL	Y	-	SWING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
	102	B	3	-	72 X 96	-	FG / GL	N	-	SWING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
	103	A	5	-	36 X 96	-	WDSC / GL	N	-	SWING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
	104	C	4	-	72 X 96	-	FG / GL	N	-	SLIDING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
	105	D	6	-	72 X 96	-	FG / GL	N	-	SLIDING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
1ST FLOOR EXISTING HOUSE	101	E	1	42 X 80	-	WOOD	-	Y	SWING	-	BLOCK	N	-	-	-	FLAT WD	-	-	-	-	-	
	102	F	1	-	60 X 80	-	WD / GL	Y	SWING	-	BLOCK	Y	-	-	-	FLAT WD	-	-	-	-	-	
	103	F	1	-	48 X 80	-	WD / GL	N	SWING	-	BLOCK	Y	-	-	-	FLAT WD	-	-	-	-	-	
	104	L	1	-	36 X 80	-	WD / GL	N	SWING	-	BLOCK	N	-	-	-	FLAT WD	-	-	-	-	-	
	105	G	1	72 X 80	-	WD / GL	-	N	SWING	-	BLOCK	N	-	-	-	FLAT WD	-	-	-	-	-	
2ND FLOOR NEW BUILDING	201	A	5	-	36 X 96	-	FG / GL	Y	-	SWING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
	202	D	2	-	108 X 96	-	FG / GL	Y	-	SLIDING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
	203	C	4	-	72 X 96	-	FG / GL	Y	-	SLIDING	NAIL-IN	Y	-	-	-	FLAT WD	-	-	-	-	-	
2ND FLOOR EXISTING BUILDING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:
 DOOR AND WINDOW SCHEDULES

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SCALE	1/8" = 1'-0"
DRAWN BY	HZ
JOB NUMBER	031315
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A7.1



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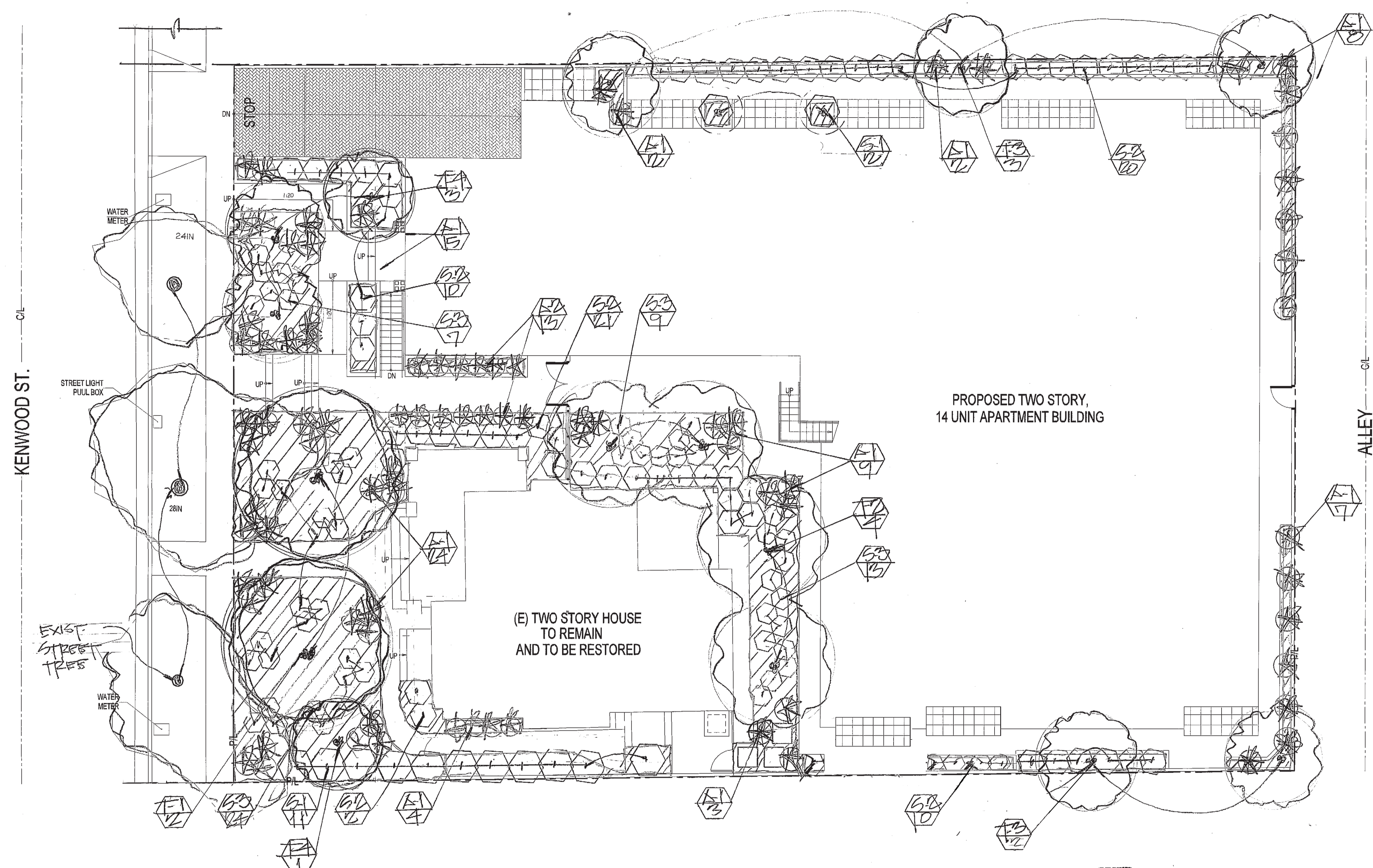
PROJECT:
 538-534 N Kenwood
 Apartments
 538-534 N Kenwood St.
 Glendale Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY
#1 - NISC. LOGS, LOT		

SHEET TITLE:

DATE	5-12-23
SCALE	1/8" = 1'-0"
DRAWN BY	LEA
JOB NUMBER	031315
SHEET	

L-1



PROPOSED TWO STORY,
14 UNIT APARTMENT BUILDING

(E) TWO STORY HOUSE
TO REMAIN
AND TO BE RESTORED

WATER USAGE/WINDS

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
T-1	OLEA EUROPAE 'SWAN HILL'	FRUITLESS OLIVE	40" EX	2	-
T-2	MELALEUCA LEUCADENDRON	CHEMPATI MULTI.	36" EX	4	-
T-3	HET FREDONIAE ARBUTIFOLIA	TRONDH. MULTI.	12" EX	5	-
S-1	DOXONIAE VISCOSA	HORSERAD BUSH	5 GAL	12	5' O.C.
S-2	ALONBYNE HUEGELII	BLUE HIBISCUS	5 GAL	10	4' O.C.
S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	5	3' O.C.
A-1	DIPTERIS BICOLOR	FORTNIGHT LILY	5 GAL	74	RANDOM
A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL	13	" "
GROUNDCOVER	SENECIO SERPENS	BLUE SENECIO	FLATS	AS NOTED	12' O.C.
T-4	QUERCUS BERBERIDIFOLIA	SCRUB OAK	24" EX	4	-

• LW = LOW WATER USAGE/ P.F. = .3
 • LANDSCAPE AREA = 2,105 SQ. FT.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL QUANTITY

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

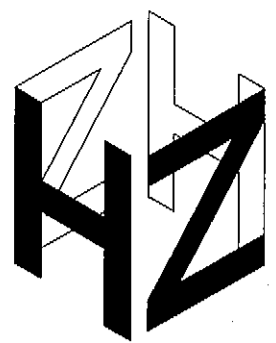
PLANTING PLAN

MELLO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



LARRY G. TISON & ASSOCIATES
 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
 314 F. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
 818-241-9169



ARCHITECT INC.
 Hamlet Zohrabians Architect, Inc.
 3467 Ocean View Blvd. Suite B
 Glendale, California 91208
 T +1 818.236.3619
 hamlet@zohrabians.com
 www.zohrabians.com

STAMP:

These drawings and specifications are the property and copyright of HAMLET ZOHRABIANS ARCHITECT INC., and shall not be used on any other work except by agreement with HAMLET ZOHRABIANS ARCHITECT INC. Written dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancy shall be brought to the attention of HAMLET ZOHRABIANS ARCHITECT INC. prior to the commencement of any work.
 The Preliminary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

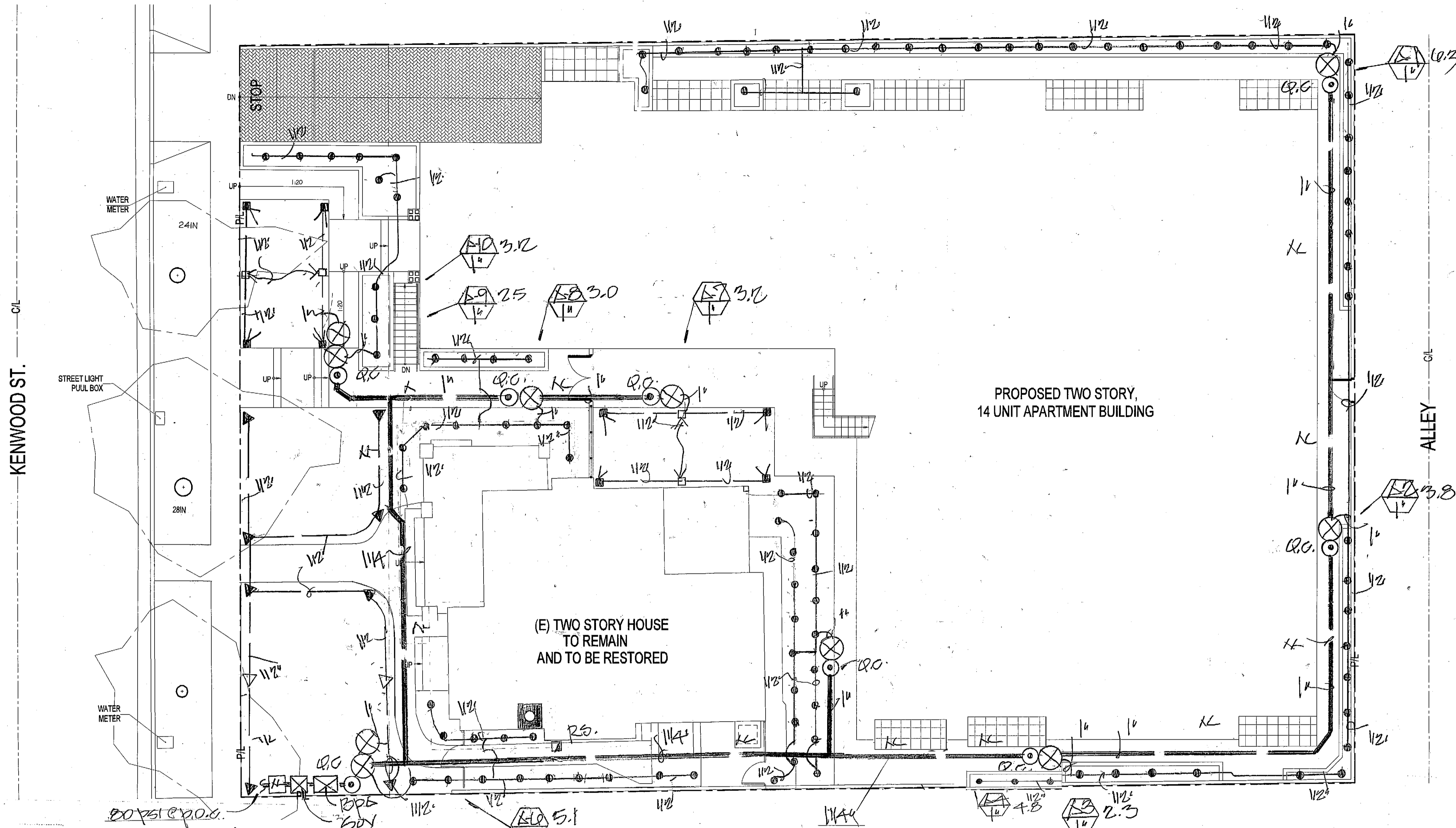
CLIENT:
 R & A HOMES LLC
 PO BOX 291473
 Los Angeles Ca 90029

PROJECT:
 538-534 N Kenwood
 Apartments
 538-534 N Kenwood St.
 Glendale Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY

SHEET TITLE:

DATE	5-12-23
SCALE	1/8" = 1'-0"
DRAWN BY	LGT
JOB NUMBER	031315
SHEET	L-2



CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
 MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
 PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITHIN THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS; IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
 AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

Reference Evapotranspiration (Eto) / 43.7

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ¹
Regular Landscape Areas							
A-1/1/4	.3	B	.81	.27	103	10.71	1,837
A-2/1/4	.3	B	.81	.27	910	245.10	9,105
A-3/1/4	.3	B	.81	.27	880	237.18	8,824
A-4/1/4	.3	B	.75	.23	825	190.13	3,503
A-5/1/4	.3	B	.81	.27	1100	298.15	1,100
A-6/1/4	.3	B	.75	.23	920	213.18	9,210
A-7/1/4	.3	B	.75	.23	1104	253.10	11,312
A-8/1/4	.3	B	.81	.27	1511	408.19	15,115
A-9/1/4	.3	B	.81	.27	1120	298.15	11,200
A-10/1/4	.3	B	.75	.23	1140	261.10	11,400
Totals				(A)	(B)	(C)	(D)
Special Landscape Areas				1	1	1	1
Totals				(C)	(D)	(E)	(F)
ETWU Total							25,429
Maximum Allowed Water Allowance (MAWA)							39,035

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL NO.	GPM	PAVING PSI
▽	RAINBIRD 1/2\"	1812-RVNH18-90°	42	30
▽	"	1812-RVNH18-180°	42	30
▽	"	1812-10R-NPZ	39	30
▽	"	1812-12H-NPZ	39	30
○	" BUBBLER	1812-1401	25	30

(43.7) (0.62) (55) (2,035) + 10
 MAWA = 39,535 GPD
 ETWU = 25,429 GPD

- LEGEND
- WB (Weather Based Controller) (RAINBIRD ESP-LXME 8 STATION)
 - RS (Rain Sensor) (RAINBIRD RSD-BEX)
 - BPA (Backflow Preventer) (PEBCO 825-Y-1 1/2")
 - QC (Quick-Coupler) (RAINBIRD 44LC)
 - V (Valve) (RAINBIRD PBB SERIES)
 - A-1 12.0 (Valve No. / GPM, Valve Size)
 - LL (Lateral Line) / SCHED 40 PVC
 - M (Mainline) / SCHED 40 PVC
 - SOV (Shut-Off Valve)
 - M (Irrigation Meter)

¹Hydrozone #/Planting Description E.g.
 1) front lawn
 2) low water use plantings
 3) medium water use plantings

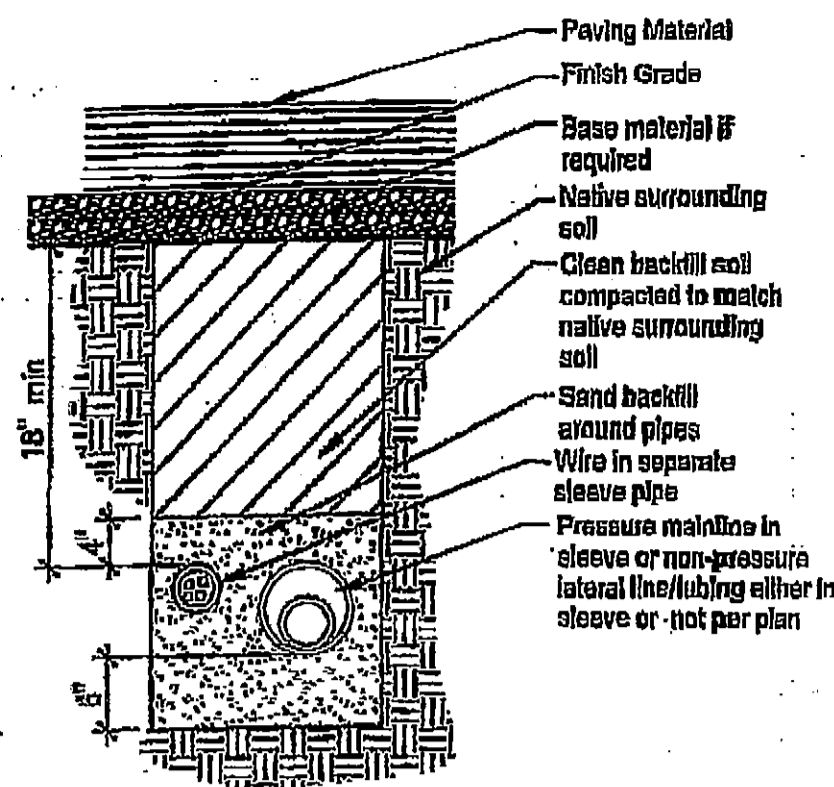
Irrigation Method
 overhead spray
 or drip

Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

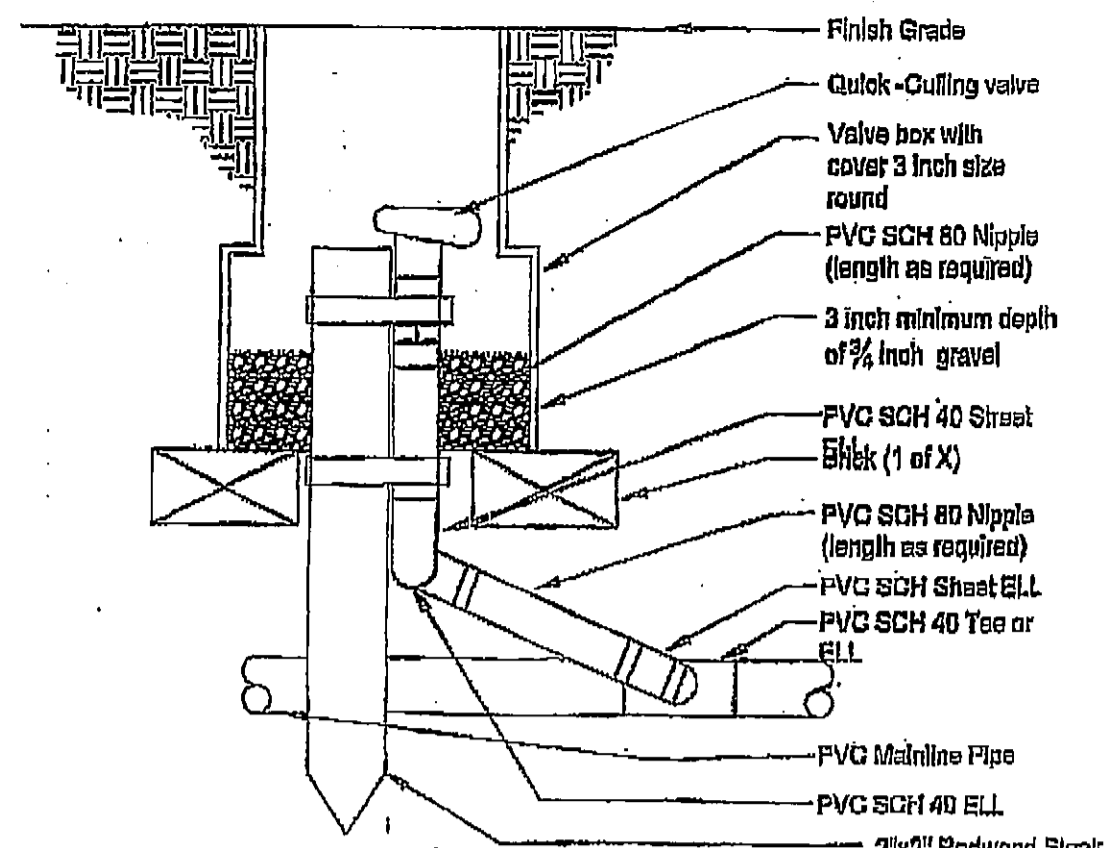
²ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, ETAF is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.



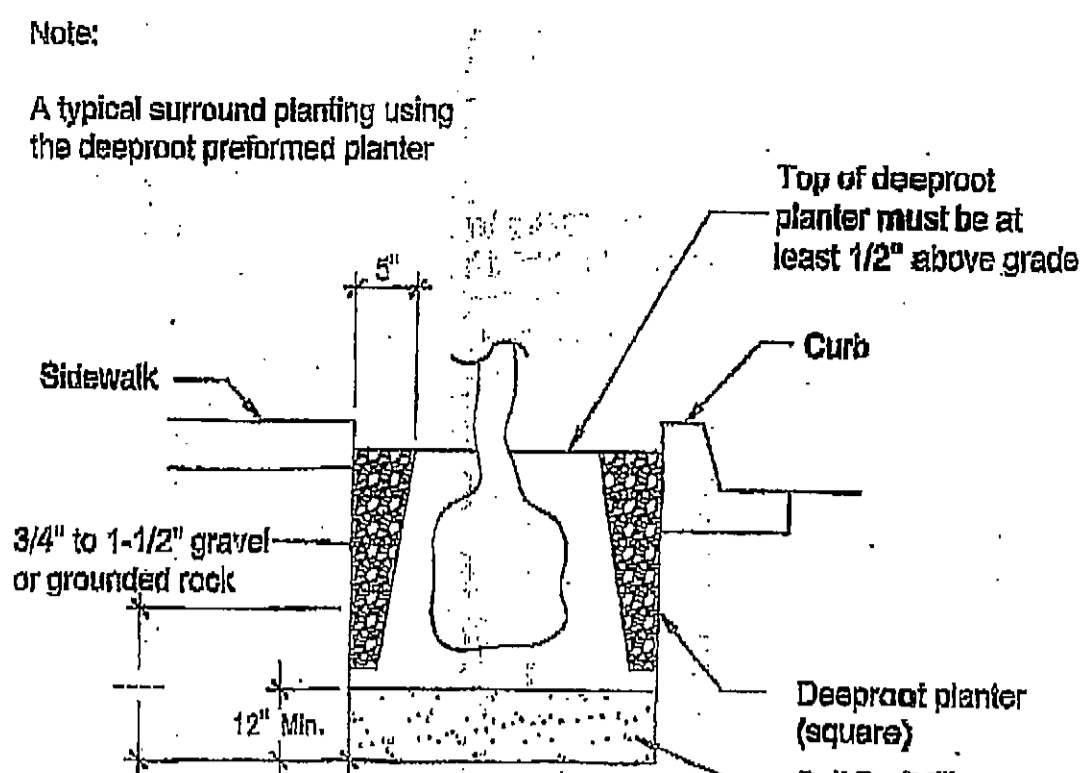
LARRY G. TISON & ASSOCIATES
 LARRY G. TISON, A.S.L.A.
 LANDSCAPE ARCHITECTURE
 314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
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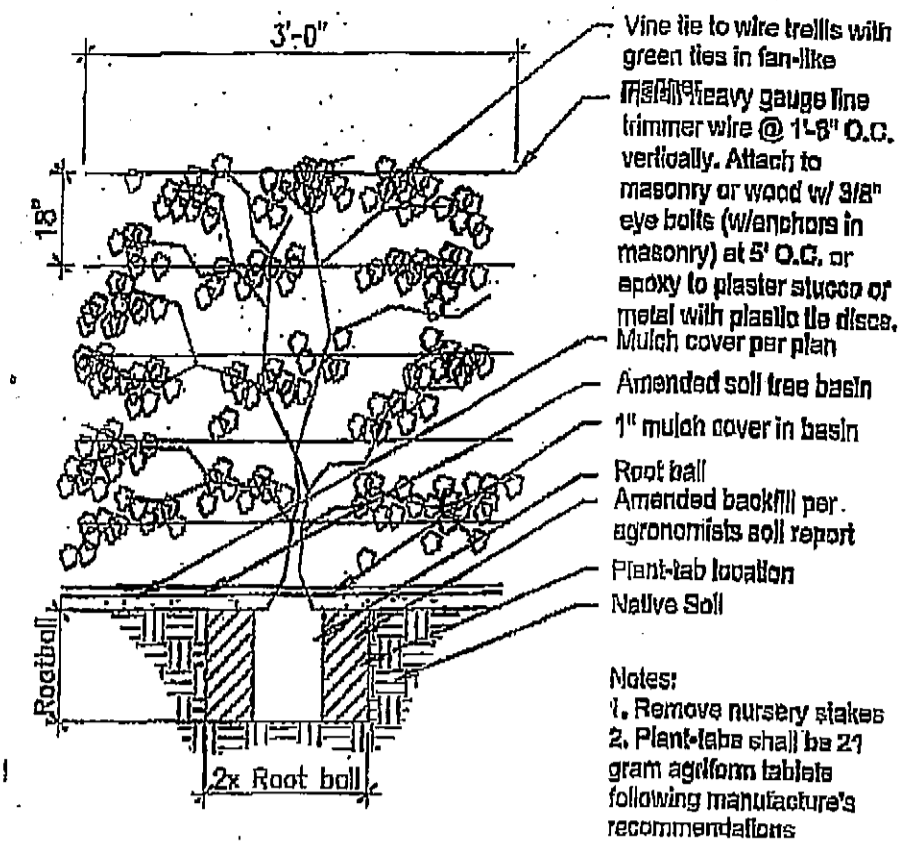
Pipe & wire trenching



Quick coupling valve



Tree Root barriers



Vine Planting detail

- Contractor shall verify plant count for bidding purposes.
 - Ground cover indicated by shall be continuous under shrub.
 - Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
 - Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
 - The following amendments shall be uniformly broadcast and thoroughly incorporate to a depth of 12" min. by rototiller equal amount per 1,000 sq.ft.
 - Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.
- Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

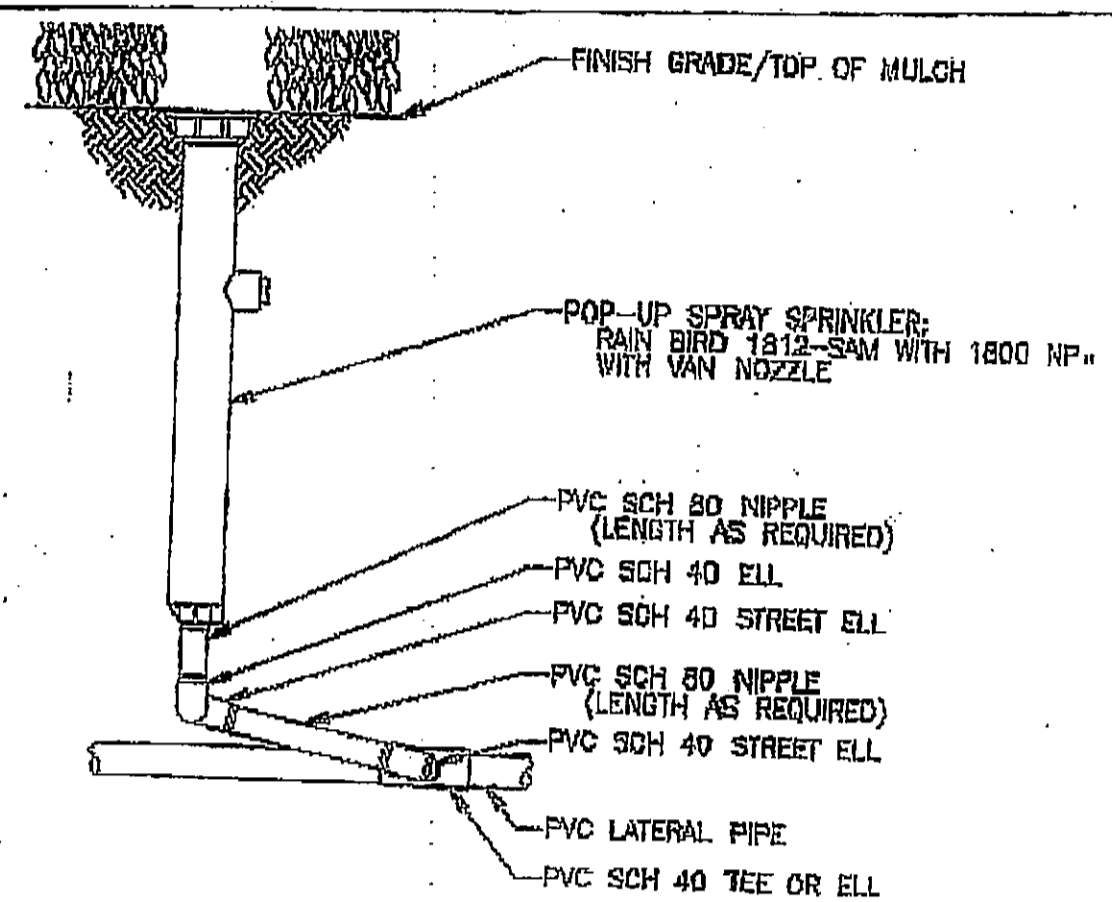
Landscape Notes

- All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
 - Locate all RCV's and HB's in planting areas. (typ.)
 - Jet all lines and trenches under paving 90% min.
 - Install remote control valve in ametek 12" box or equal (one valve per box) & marked "irrigation", located boxes in ground cover areas whenever possible and a min. 12" from paving or curbs.
 - The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
 - The contractor shall warrant that the system will be a free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.
- Note: All other requirements to be per city standards and specifications.

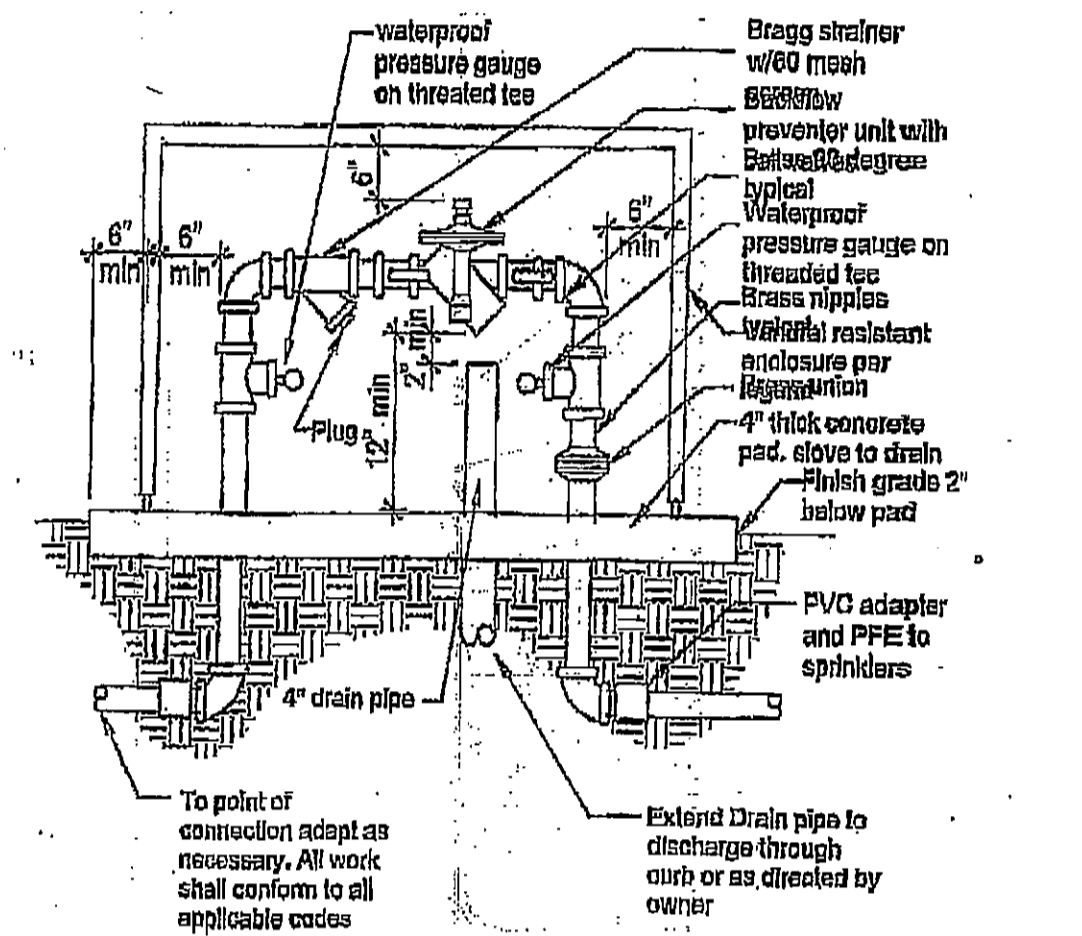
Maximum water infiltration

Soil Texture	Cover							
	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact lawn	1.75	1.50	1.25	1.50	1.00	0.75	0.75	0.40
Eight Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted subsoil	1.25	0.75	1.00	0.60	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.60	0.40	0.50	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.50	0.25	0.40	0.15	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

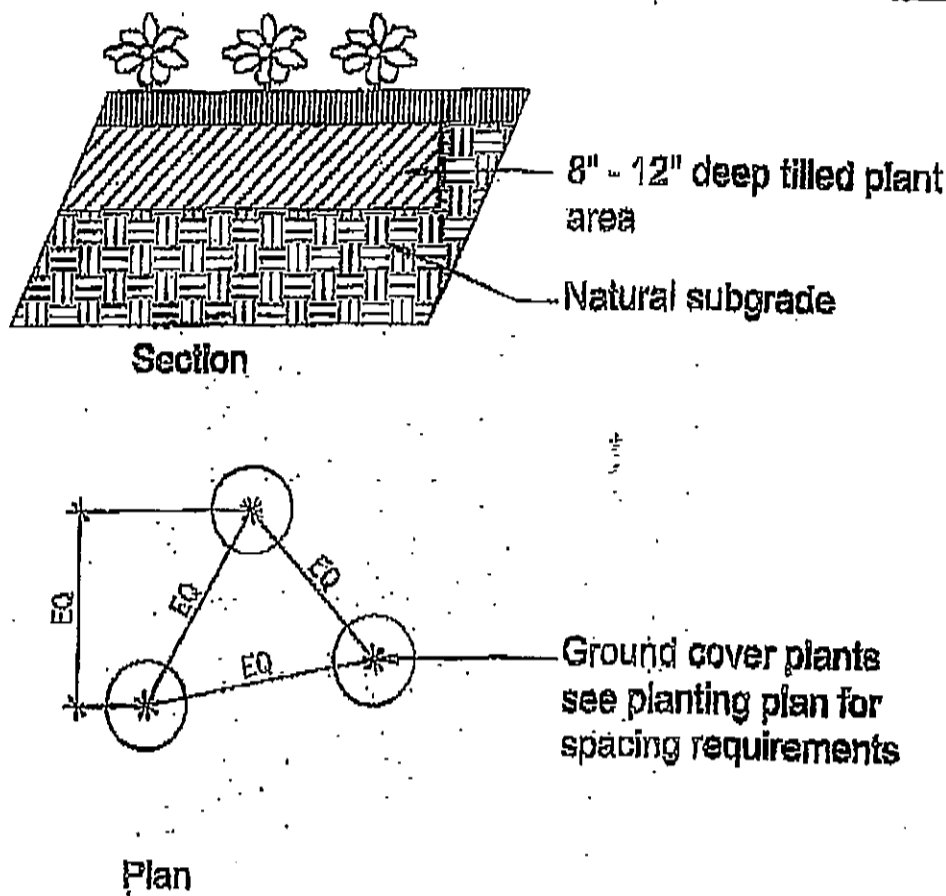
Soil characteristics



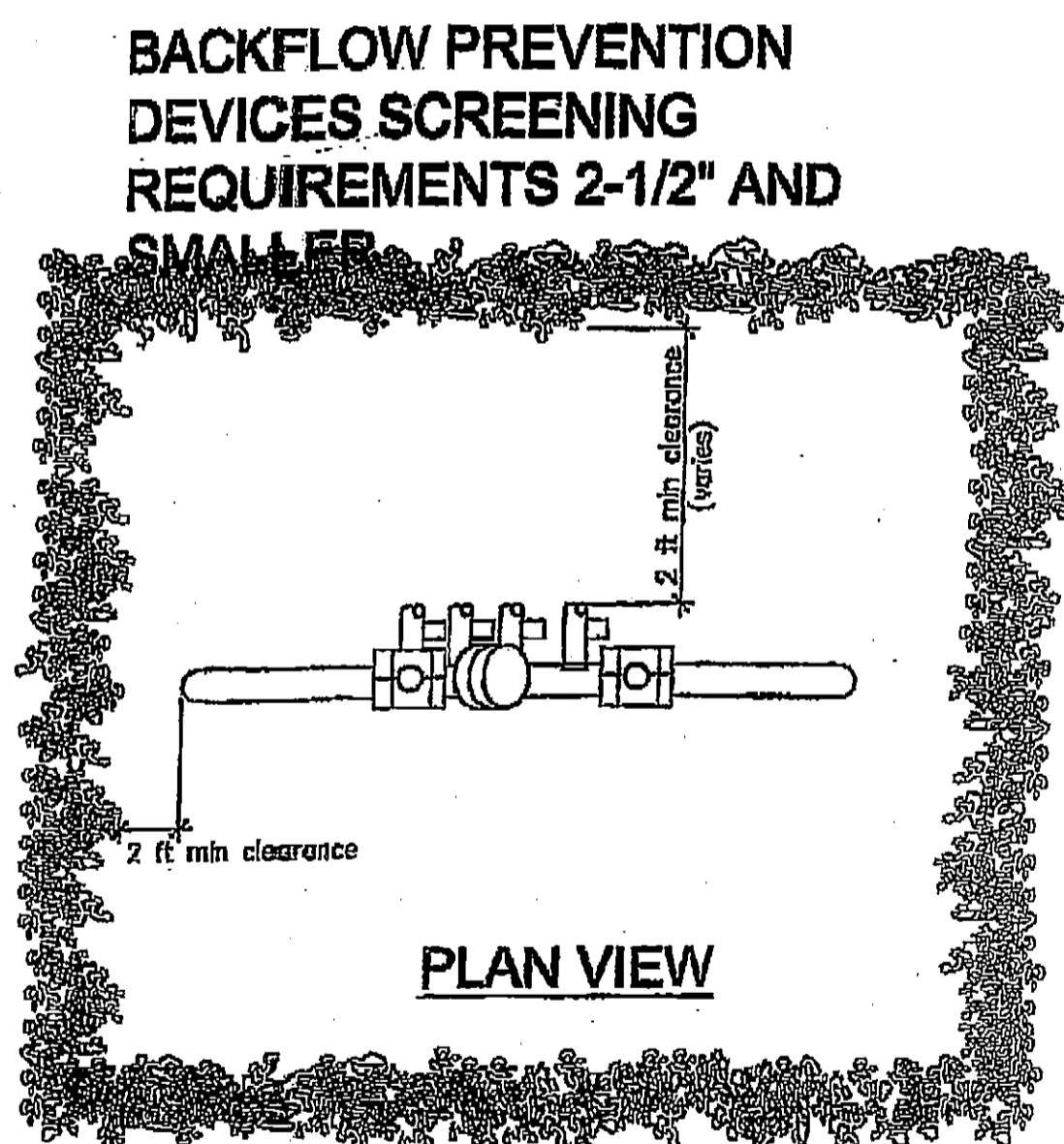
POP-UP SPRAY SPRINKLER



Backflow preventer



Ground Cover planting detail

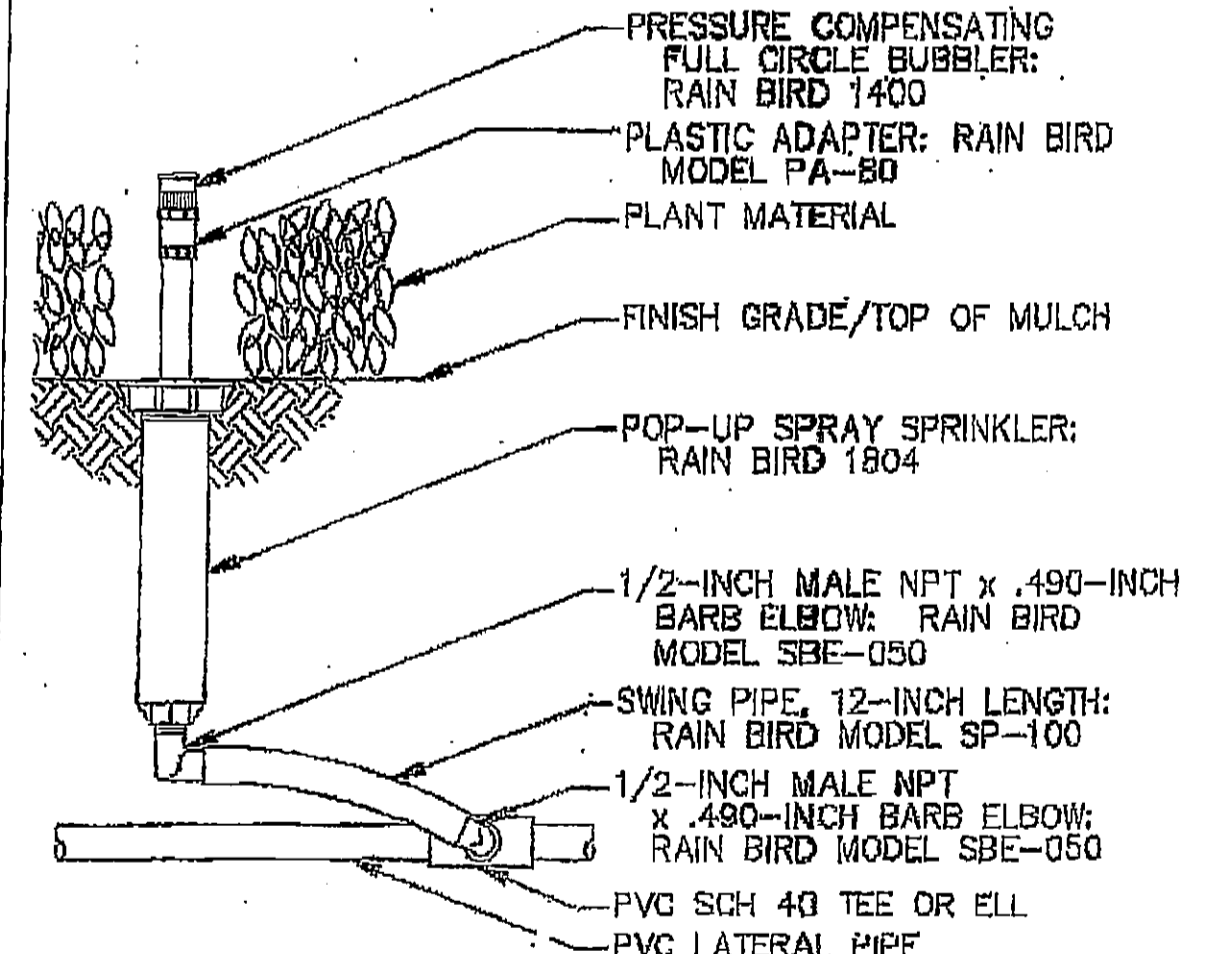


BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER

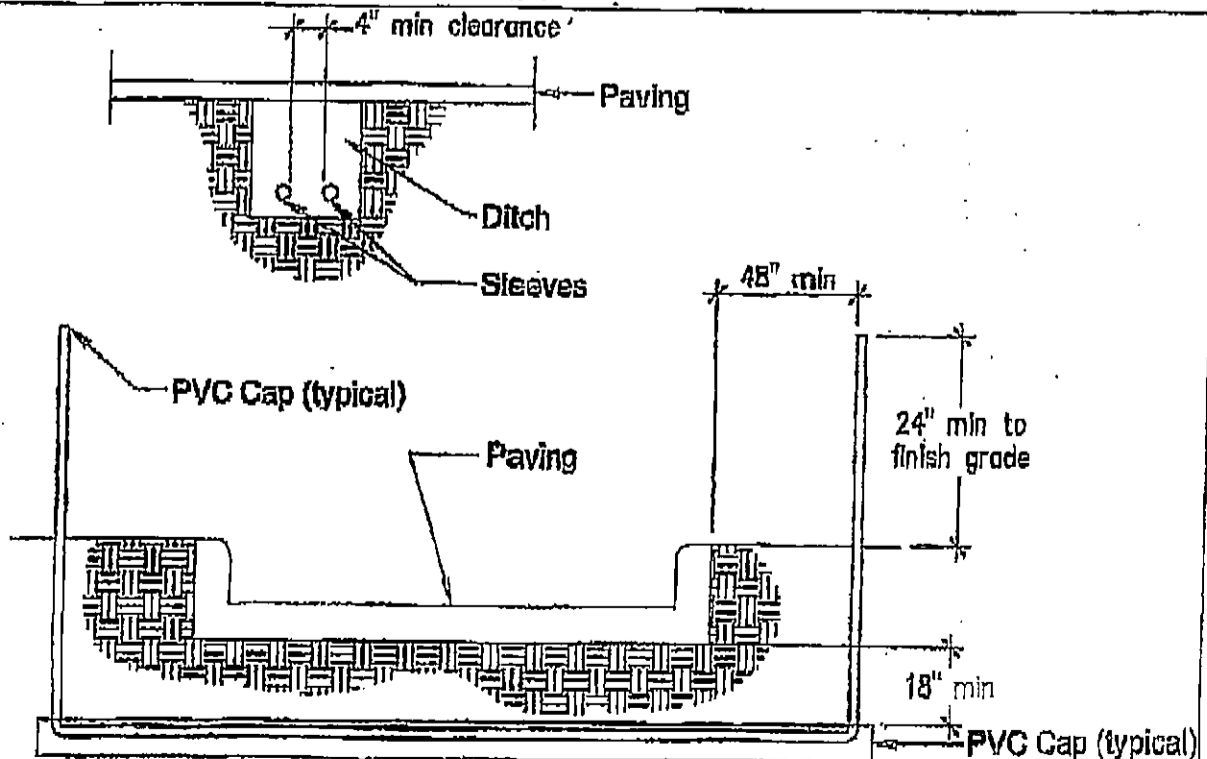
PLAN VIEW

ELEVATION

BACKFLOW DEVICE SCREENING DETAIL

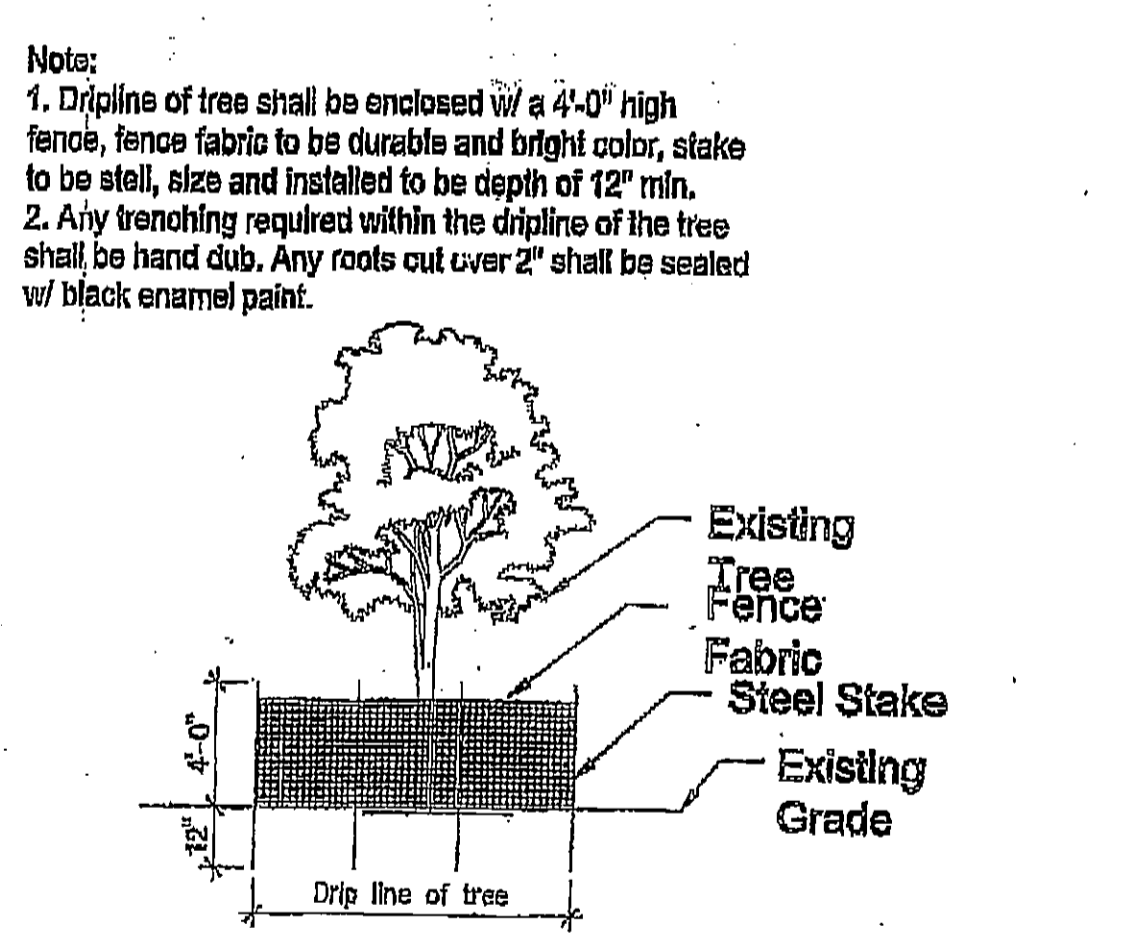


PRESSURE COMPENSATING FULL-CIRCLE BUBBLER

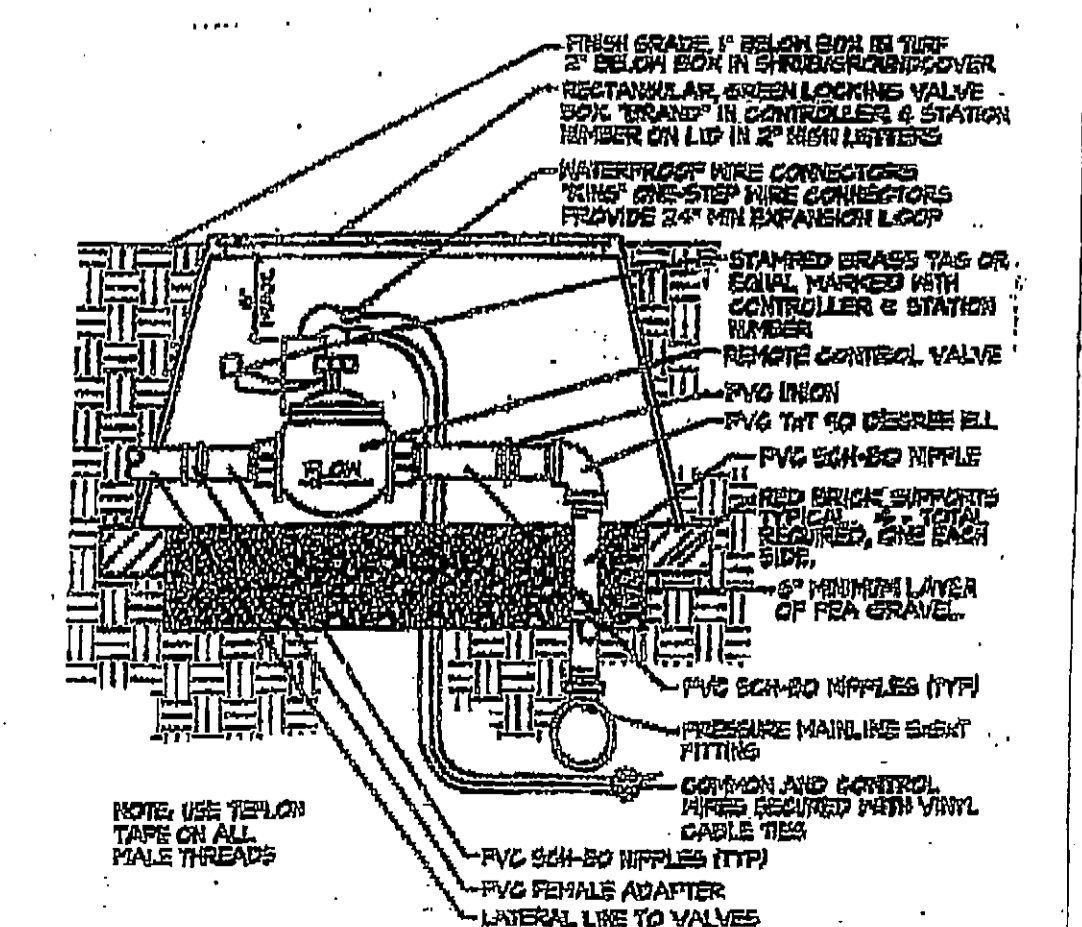


- Notes:
- All PVC irrigation sleeves to be class 200 pipe
 - All joints to be solvent welded and watertight
 - Where there is more than one sleeve, extend the smaller sleeve to 24-inches minimum above finish grade
 - Mechanically temp to 95% compaction.

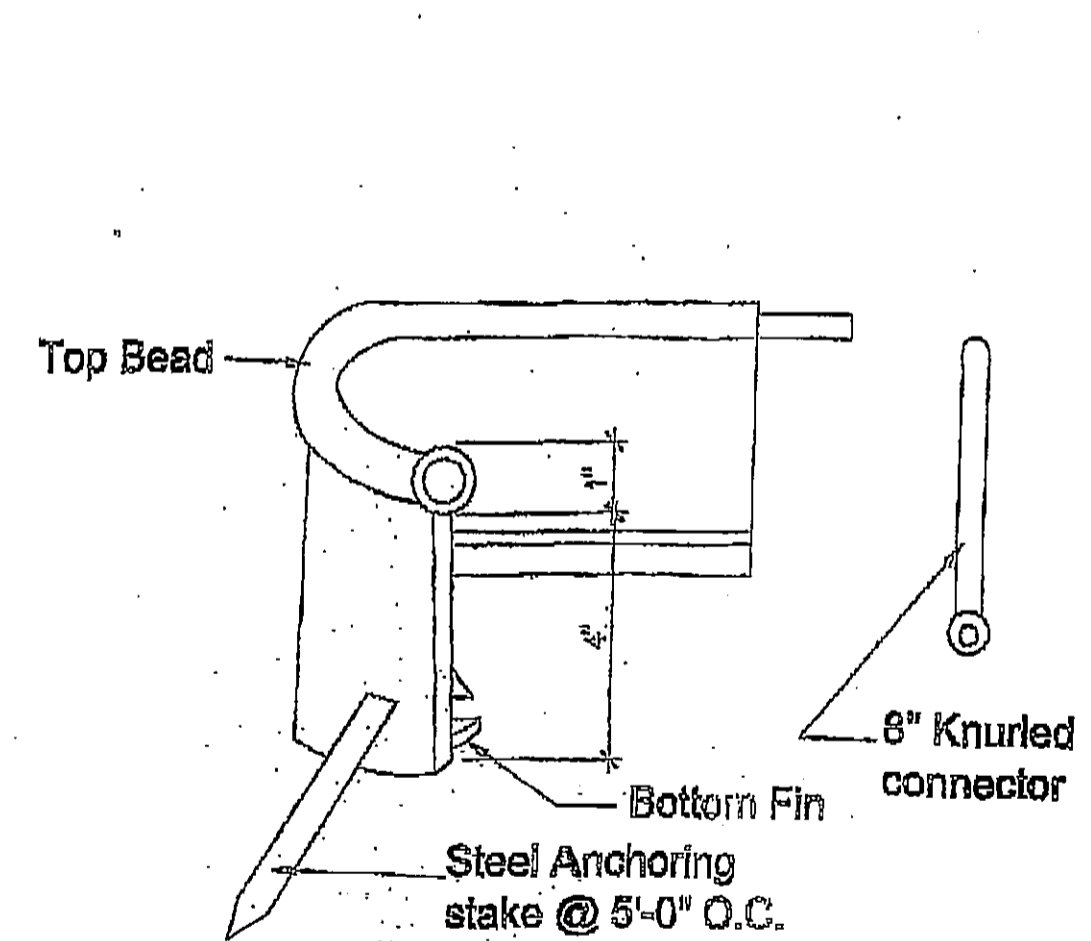
Sleeving



Projection of Existing Tree

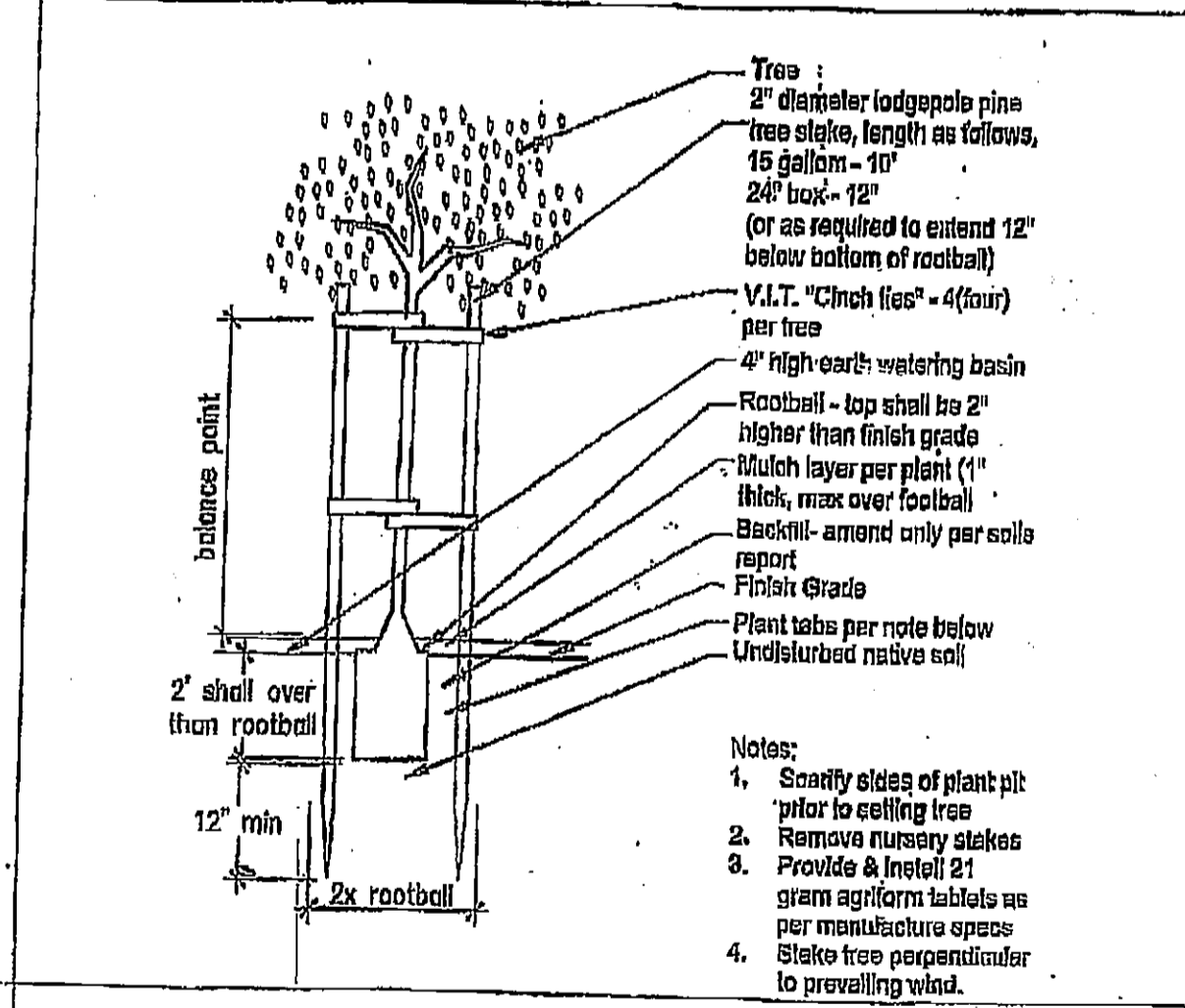


REMOTE CONTROL VALVE

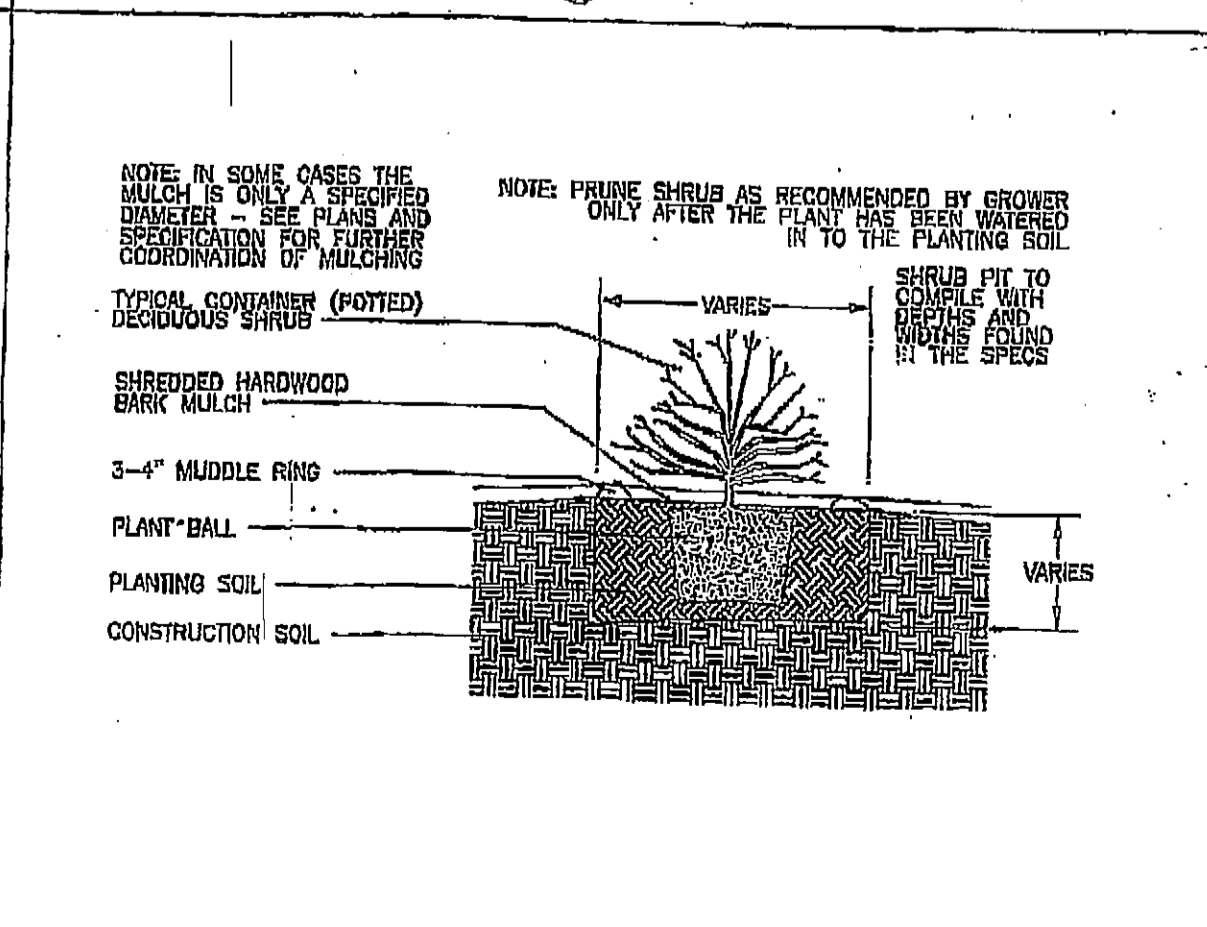


Polyethylene edging

Solid-state Controller



Tree staking detail



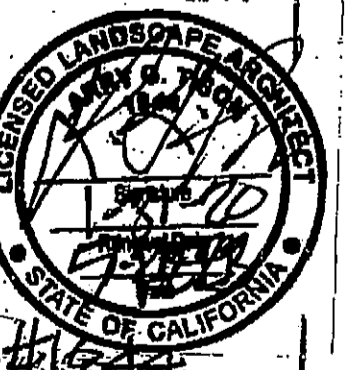
CONTAINER SHRUB PLANTING DETAIL

Revisions

Note: use details as applicable to this project only.

Larry G. Tison & Associates
Larry G. Tison, A.S.T.A.
LANDSCAPE ARCHITECTURE
314 E. Broadway Suite 0
Stanbels, California 91206
916.241.1518
larrytison@gmail.com

LANDSCAPE DETAIL & SPECIFICATION PLAN



DRAWN: LGT
CHECKED: LGT
DATE:
JOB NO.:
SHEET

Density Bonus Housing

**538-534 N Kenwood St.
Glendale, CA. 91206**

07/03/2023

Applicant: R&A Homes LLC

P O Box 291473
Los Angeles, CA 90029

Principle Designer: Hamlet Zohrabians AIA

Hamlet Zohrabians Architect Inc.
3467 Ocean View Blvd. Suite B
Glendale, CA. 91208
(818)236-3619

City of Glendale

Community Development Department
Housing Division
141 North Glendale Ave., Room 202
Glendale, CA. 91206

The applicant is seeking approval of incentives and concessions pursuant to Government Code 65915 and GMC Section 30.36-Density Bonus Incentives of the Glendale Municipal Code. The requested incentives and concessions are essential for this proposed project to reduce costs to the developer and to provide affordable rents.

The code allows for incentives, waivers and/or modification for projects that provide residential rental units designated for very low-income households. This project is proposing to provide 16% of the maximum permitted units and qualifies for three incentives.

Number of Dwelling Units Proposed:

The proposed project is a two story 15 multi-family rental apartment units over a semi-subterranean parking garage. The project includes a new two story, fourteen unit building and an existing two-story historic house. The proposed project will include three (3) very low-income household units. The project consists of ten (10) two bedroom two+ half baths, four (4) one bedroom one+ half baths, as well as the existing three bedroom 2+ half baths units. Parking is provided within semi-subterranean garage, totaling twenty one (21) parking spaces.

Maximum Number of Units Permitted per Zoning Code:

This proposed project consists of two lots in R-1250 (High Density Residential) zone as follows:

538 N Kenwood Street Glendale, CA 91206, APN 5643-005-032,

534 N Kenwood Street Glendale, CA 91206, APN 5643-005-033,

The Glendale City Zoning code permits a maximum density of one dwelling unit for each one thousand (1000) square feet of site area for parcels with a width more than 90 ft. Based on the size of the project site, fifteen thousand (15,000) square feet, a total of fifteen (15) units would be allowed if density Bonus is not requested. With the density Bonus Request the base number of units in the project will be fifteen (15) units.

Number of Affordable Units meeting Density Bonus Requirement:

The project applicant is proposing to provide three (3) affordable residential dwelling units, which is twenty (20) percent (very-low affordable level) of the maximum number of units permitted per the Zoning Code (When rounded up per GMC Section 30.36.050.C).

Amount of Density Bonus Requested:

A fifteen (15) percent very-low affordable residential dwelling unit project allows the project applicant to request a maximum of fifty percent (50%) density bonus units. Additional eight (8) units above what the Zoning Code allows (maximum fifteen (15) units when rounded up) (30.36.050-C); and three (3) Incentives per (Table 30.36-B)

The total number of units in this project will be 15, including three (3) very-low affordable units, which are as follows:

- 1st Floor - Unit 107, 2 Bedroom, 889 square feet
- 1st Floor - Unit 109, 2 Bedroom, 986 square feet
- 2nd Floor - Unit 204, 1 Bedroom, 683 square feet

The City Council adopted a city-wide Inclusionary Housing Ordinance that requires all new residential buildings without a building permit issued to provide 15% of the units as affordable. At a base of 15 units, this project would be required to provide three (3) affordable units.

The three requested incentives are:

1. Reduced Interior setback Requirements:

Pursuant to GMC Section 30.11.030 Table 30.11-B, 5 feet minimum and average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor.

The requested concession would allow the new proposed building distance itself from the existing historic house. Without this incentive the new building will have to settle for mostly one bedroom units which will not be economically viable for the project.

This incentive or concession does result in net cost reduction to provide affordable housing. Without this incentive the max buildable floor area will be reduced over 1,200 s.f. which will result in 799 s.f. of floor area, per unit and 14 one -bedroom units. The requested incentive will allow for average floor area of 885 s.f. per unit for the proposed building with 10 (ten) two-bedroom units and 4 (four) one-bedroom units. Larger units will increase generated income for the proposed project and provide for affordable housing costs or to provide affordable rents.

2. Additional Lot Coverage:

Pursuant to GMC Section 30.11.030 Table 30.11-B, a maximum of 50% lot coverage is allowed.

As proposed, the project applicant is requesting to increase the allowable lot coverage to 59.82%. The requested concession would allow for two-story building footprint within the proposed project instead of a three story building. In order to maintain the existing historic house and make the project economically viable this incentive is imperative.

This incentive or concession does result in net cost reduction to provide affordable housing by allowing larger two-bedroom units as appose to one-bedroom units as well as an increase in number of units. This will allow increased income for the proposed project and offset the cost of providing affordable housing.

3. Reduced Required Common Outdoor Open Space

Pursuant to GMC Section 30.11.050.C, a minimum common outdoor space of two hundred (200) square feet shall be provided per dwelling unit for the first twenty-five (25) dwelling units on a lot; a minimum common outdoor space of one hundred fifty

(150) square feet shall be provided per dwelling unit for the second twenty-five (25) dwelling units on a lot totaling 3,000 square feet.

As proposed, the project applicant is requesting to reduce Common Outdoor Open Space, to 1,125 square feet, simply because the subject property cannot accommodate the required common open area without reducing building footprint which will result in smaller units with less bedrooms. The proposed project must offset the cost of providing affordable housing and the only way the project can achieve this is to increase the generated income potential.

The two Waiver or reduction of development standards:

1. Reduce Required Landscaped Open Space

Pursuant to GMC Section 30.11.020.A.2 and Table 30.31-A, a minimum of 25% of total lot area to be permanently landscaped open space.

As proposed, the project applicant is requesting to reduce Landscaped open space from 3,750 s.f. to 2,830 s.f., since the subject property cannot accommodate the required Landscaped Open Space area without reducing building footprint which will result in smaller units with less bedrooms. The proposed project must offset the cost of providing affordable housing and the only way the project can achieve this is to increase the generated income potential.

This incentive or concession does result in net cost reduction to provide affordable housing by allowing larger two-bedroom units as appose to one-bedroom units as well as an increase in number of units. This will allow increased income for the proposed project and offset the cost of providing affordable housing.

2. Waive the required Additional Open Space for lots wider than 90 ft.

Pursuant to GMC Section 30.11.020.A.7, on a lot with a minimum width of ninety (90) feet and with a density exceeding the maximum density permitted by code for lots with less than ninety (90) feet in width, an additional nine hundred (900) square foot open space area shall be provided contiguous to a street front/side setback area. For each additional foot of lot width thereafter, or minor fraction area thereof, an additional twenty (20) square feet of such open space area shall be provided.

As proposed, the project applicant is requesting to waive this requirement. The project can not accommodate the required additional landscaped area contiguous with the front setback. In addition, the required area would reduce the buildable floor area and the number of apartment units.

This incentive or concession does result in net cost reduction to provide affordable housing by allowing larger two-bedroom units as appose to one-bedroom units as

well as an increase in number of units. This will allow increased income for the proposed project and offset the cost of providing affordable housing.

Existing Development / Demolition of Existing Building

534 N Kenwood Street

There are two structures on the property.

A two-story 1,890 s.f. single-Family House built in 1913/1913. This house is historically significant and will remain and will be restored

A single story 360 s.f. two-car garage that will be demolished.

538 N Kenwood Street

There are three structures on the property that will be demolished to clear the lot.

A single-story 2,040 s.f. Single-Family House built in 1922/1928

A single story 306 s.f. two-car garage

A single-story 140 s.f. storage shed

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

REVISIONS TO THE PROPOSED DESIGN LOCATED AT 534 AND 538 NORTH KENWOOD STREET

The proposed project involves demolition of an existing one-story Colonial Craftsman style single-family residence (built in 1922 and altered in 1928) located at 538 North Kenwood Street, preservation and rehabilitation of an existing two-story Aeroplane Craftsman Style single-family residence (built in 1913) located at 534 North Kenwood Street, and construction of a new 14-unit, two-story residential building, for a total of 15 residential units on two adjoining lots totaling 15,000 square feet in area (0.34 acres), in the R-1250 (High Density Residential) zone. The existing two detached two-car garages located on the project site will be demolished and a total of 22 parking spaces will be provided in a new one-level subterranean parking garage. The project site contains a Coast live oak tree (14 inches in diameter), which is protected by the City's Indigenous Tree Protection Ordinance. The oak tree is located between two existing single-family residences at 534 and 358 North Kenwood Street and is proposed to be removed.

INTRODUCTION

On May 4, 2021, the City Council adopted the Final Mitigated Negative Declaration (MND) and Monitoring and Reporting (MMRP) for the project. Council's approval included Design Review Case No. PDR1525251. The project's design has recently revised to address a settlement agreement and concerns raised in the lawsuit filed by the Glendale Historical Society. The purpose of this addendum to the MND (Addendum) is to evaluate the proposed design revisions.

DISCUSSION OF PROJECT CHANGES

Previously approved project

The previously approved project included the construction of a new 11-unit, three-story residential building, for a total of 12 residential units with a total of 27 parking spaces in a new one-level subterranean parking garage, and one unenclosed parking space with access from the public alley along the east boundary (rear). The rehabilitation of the historic house would be undertaken in accordance with the Rehabilitation Plan prepared for the project and in accordance with the Mitigated Negative Declaration (MND) and Monitoring and Reporting (MMRP). The existing one-story Colonial Craftsman style single-family residence and detached garage (built in 1922 and altered in 1928) located at 538 North Kenwood Street and the existing detached garage at 534 North Kenwood Street were proposed to be demolished.

Revised project

The proposed changes include the construction of a new 14-unit, two-story residential building, for a total of 15 residential units with a total of 22 parking spaces in a new one-level subterranean parking garage. The rehabilitation of the historic house would be undertaken in accordance with the Rehabilitation Plan prepared for the project and in accordance with the Mitigated Negative Declaration (MND) and Monitoring and Reporting (MMRP) adopted in 2019. The existing one-story Colonial Craftsman style single-family residence and detached garage (built in 1922 and altered in 1928) located at 538 North Kenwood Street and the existing detached garage at 534 North Kenwood Street will be demolished. The proposed changes to the project also include an application for a density bonus housing plan to request three (3) concessions and two (2) waivers from development standards and the mandatory parking concession in accordance with GMC 30.36.090 and California Government Code Section 65915(p)(1). Below, the summary the requested amendments/modifications are listed:

- Reduce interior setbacks (concession 1)
- Increase lot coverage from previously proposed 49.87% to 59.82% (concession 2)
- Reduce common outdoor space from previously proposed 2,530 square feet to 1,125 square feet (concession 3)
- Reduce landscaped open space from previously proposed 4,320 square feet to 2,830 square feet (waiver 1)
- Not provide additional open space (waiver 2)
- Reduce the proposed parking spaces from previously proposed 26 parking spaces to 22 parking spaces (parking concession in accordance with GMC 30.36.090 and California Government Code Section 65915(p)(1)).
- Increase street front setback at the first and second floor
- Reduce the height of the new residential building from previously proposed 40'-3" (three-story) to 27'-4" (two-story)
- Reduce the size of the project from previously proposed 17,069 square feet to 14,532 square feet
- Increase the residential units from 11 new residential units to 14 new residential units

State CEQA Guidelines

Pursuant to Title 14 of the California Code of Regulations (CCR) Section 15162, Subsequent Negative Declarations, subsection (a), when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration; or
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;

Section 15164 of Title 14 CCR allows for the preparation of an addendum if some changes to a previously adopted negative declaration are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

This Addendum concludes that the proposed project's revisions will not result in any of the circumstances requiring a subsequent or supplemental MND to be prepared. The information and analysis in this Addendum shows that:

- (1) No substantial changes are proposed, or have occurred, in the approved project, which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) No substantial changes are proposed or have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

- (3) No new information as defined by Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 related to the approved project results in any new or more severe significant effects not discussed or shown in the previously adopted MND.

ENVIRONMENTAL ANALYSIS

Aesthetics

As analyzed in Section A of the 2019 MND, no significant impacts to aesthetics are identified and no mitigation measures are required. Given the fact that the modified design proposes a two-story residential building versus the previously proposed three-story building, the project will be reduced in mass and scale; therefore, no new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents. Furthermore, the project larger street front setbacks (minimum 24.25 feet and average of 32.72 feet on the first floor and minimum of 40.50 feet and average of 46.30 feet on the second floor) versus the previously proposed street front setbacks (minimum 20 feet and average of 23.54 feet on the first floor and minimum of 23 feet and average of 29.7 feet on the second floor) could compensate for the additional open space, reduced common open space, and less landscaped open space. As a result, no new or substantially greater impacts to aesthetics are identified and no mitigation measures are required.

Agricultural and Forestry Resources

As analyzed in Section B of the 2019 MND, no impacts to agricultural resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Air Quality

As analyzed in Section C of the 2019 MND, no mitigation measures are required because the impacts are either less than significant or no significant impacts to air quality are identified. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Biological Resources

As analyzed in Section D of the 2019 MND, project would have a less than significant impact with mitigation incorporated due a conflict with the local policies or ordinances protecting biological resources (tree preservation policy ordinance). The Glendale Municipal Code, Section 12.44 (Indigenous Trees), contains guidelines for protection and removal of six different native or indigenous species of trees that include Coast Live Oak, Valley Oak, Mesa Oak, Scrub Oak, California Sycamore, and California Bay, which measure six inches or more in diameter breast height (DBH). The proposed project is located in the area that has been heavily urbanized and one Coast Live Oak tree (14 inches in diameter) was identified on the project site. The oak tree is located between two existing dwelling units at 534 and 358 North Kenwood Street. Removing

the oak tree is unavoidable due to the construction activities including demolition and excavation, occurring within the dripline of the oak tree. The City's Urban Forestry Division evaluated the project and granted the removal of the oak tree providing the following comments and conditions. The following mitigation measure has been added to the project requiring the applicant to plant four replacement trees and insuring their survival for a period of three years that would reduce impact to less than significant. The City's Urban Forestry re-evaluated the proposed changes to the project and did not cite any new concern. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents:

Mitigation Measures: The following mitigation measure would reduce impacts to less than significant levels.

- MM-1** The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry comments dated November 16, 2018, which shall include the following:
- a) Four (4) replacement trees shall be planted on site by substituting the proposed four (4) Toyon species, proposed on the landscape plan, with four (4) scrub oak (*Quercus Berberidifolia*).
 - b) The four (4) replacement trees shall be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period.
 - c) The four (4) replacement trees shall be indicated on the final landscaping plan.
 - d) The applicant shall pay ITP permit fees as determined by the City Arborist.

Cultural Resources

As analyzed in Section E of the 2019 MND, substantial adverse change in the significance of a historical resource pursuant to §15064 are identified and following mitigation measures are incorporated into the project to reduce impacts to less than significant levels:

Mitigation Measures: Compliance with the following mitigation measures will reduce potentially significant impacts on the historic resource to less than significant.

MM-2 The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Environmental, Inc. dated ~~May 19, 2017~~ July 23, 2019, for restoration and rehabilitation of the single-family residence. The Project shall specifically include and address the following:

- a) Detailed photographic documentation of all existing conditions shall be provided by the applicant prior to construction. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, siding, rafters, doors, and porch elements;
- b) The applicant shall retain, repair, and reuse all exterior materials including original wood siding (shingles), wood windows, and doors whenever possible.
- c) If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind.

MM-3 If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.

As analyzed in Section E of the 2019 MND, substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 and disturb any human remains, including those interred outside of formal cemeteries are identified to be less than significant. Given the fact that the modified design will still preserve the historic house while reducing the height and size of the new apartment building adjacent to the historic house, no new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents, no new or substantially greater impacts would occur; therefore, no new mitigation measures are required.

Energy

As analyzed in Section F of the 2019 MND, result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and conflict with or obstruct a state or local plan for renewable energy or energy efficiency are identified to be less than significant and no mitigation measures were required. The revised design is smaller in size (14,532

square feet) than the previously proposed project (17,069 square feet) and the project will comply with Title 24 Building, Energy, and Green Buildings; therefore, no new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents. No new mitigation measures are required.

Geology and Soils

As analyzed in Section G of the 2019 MND, no significant impacts to geology and soils are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Greenhouse Gas Emissions

As analyzed in Section H of the 2019 MND, since the project is consistent with Greener Glendale Strategies to reduce GHGs and the SCS prepared by SCAG consequently, the project would result in a less than cumulatively considerable impact on GHG emissions and no mitigation is required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Hazards and Hazardous Materials

As analyzed in Section I of the 2019 MND, impacts to hazards and hazardous materials are identified to be less than significant and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Hydrology and Water Quality

As analyzed in Section J of the 2019 MND, impacts on hydrology and water quality are identified to be less than significant and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Land Use

As analyzed in Section K of the 2019 MND, impacts on land use are identified to be less than significant and no mitigation measures are required. The project is consistent with the development pattern in the area and complies with the General Plan designation and zoning code. However, the proposed changes include a density bonus housing plan, pursuant to State and City Density Bonus Law. With the proposed revisions to the project, the project is requesting three concessions/incentives and two waivers from development standards, while reserving three affordable rental units for very-low

income households. The three concessions/incentives are for reduced interior setbacks, increased allowed lot coverage, and reduced common outdoor space; and the two requested waivers are for reduced landscape open space and not providing the additional open space for additional density gained by having a lot wider than 90 feet. The current project also qualifies for the mandatory parking concession in accordance with GMC 30.36.090 and California Government Code Section 65915(p)(1), which provides that upon the request of an owner/applicant, the City must allow the following vehicular parking ratios, inclusive of ADA accessible and guest parking. The provision of affordable housing benefits the public health and safety; and is consistent with the General Plan Housing Element goals of providing a wide range of housing types including affordable housing. Through the use of density bonus law, the requested concessions/incentives would be permitted and are necessary to reduce costs to the applicant for providing affordable units. Furthermore, without the requested waivers to reduce the required landscaped open space and not provide the required additional open space, the applicant would not be able to provide the reasonably sized units, increase number of bedrooms incorporated into the project, improve the viability and financial pro forma of the project, create three affordable units, and preserve the historic house. Accordingly, no new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Mineral Resources

As analyzed in Section L of the 2019 MND, no impacts to mineral resources are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Noise

As analyzed in Section M of the 2019 MND, no impacts to noise are identified and no mitigation measures are required. Given the fact that the modified design proposes a smaller building than the previously proposed building, no new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Population and Housing

As analyzed in Section N of the 2019 MND, no impacts to population and housing are identified and no mitigation measures are required. The current project is consistent with the zoning and land use designation of the area and the project is at the allowable density for the zoning (15 units). Therefore, development of the project site would not induce population growth. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Public Services

As analyzed in Section O of the 2019 MND, no significant impacts to public services are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Recreation

As analyzed in Section P of the 2019 MND, no significant impacts to recreation are identified and no mitigation measures are required. The proposed changes will increase two more bedrooms (total of 27 bedrooms) compared to the previously proposed project (total of 25 bedrooms). The increase of residents to the city occupying the project's 15 units (net increase of 13 from the existing condition), is not expected to generate a substantial increase in demand for existing park or recreational facilities due to the small net increase of new residential dwelling units. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Transportation/Traffic

As analyzed in Section Q of the 2019 MND, no significant impacts to transportation/traffic are identified and no mitigation measures are required. The proposed project is considered a small project, which is estimated to generate less than 50 net peak-hour trips and is screened out of VMT analysis. As such, a detailed VMT analysis is not required, and the project would have a less-than-significant VMT impact. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Tribal Cultural Resources

As analyzed in Section R of the 2019 MND, no significant impacts to Tribal Cultural Resources and transportation are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Utilities and Service Systems

As analyzed in Section S of the 2019 MND, no significant impacts to utilities and service systems are identified and no mitigation measures are required. Given the fact that the revised design is smaller in size than the previously proposed project, no new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Wildfire

As analyzed in Section T of the 2019 MND, no significant impacts to wildfire are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.

Mandatory Findings of Significance

As analyzed in Section U of the 2019 MND, no significant impacts to mandatory findings of significance are identified and no mitigation measures are required. No new or substantially greater impacts would occur with implementation of the proposed changes to the project when compared to those identified in the previous environmental review documents.



FINAL MITIGATED NEGATIVE DECLARATION

12-Unit Multi-Family Residential Project
534 and 538 North Kenwood Street

A. Responses to Comments

The following comments letters/email correspondence was received on the Proposed Mitigated Negative Declaration through the consultation process.

Organization	Name of Commenter	Date on Letter	Letter No.
The Glendale Historical Society	Steve Hunt	05/29/2019	1
Glendale Resident	Francesca Smith	05/30/2019	2

B. Mitigation Monitoring and Reporting Program

C. Proposed Mitigated Negative Declaration

D. Initial Study Checklist

Letter 1

Babakhani, Aileen

From: Steve Hunt <steve.hunt@glendalehistorical.org>
Sent: Wednesday, May 29, 2019 1:31 PM
To: Lanzafame, Philip
Cc: Platt, Jay; Babakhani, Aileen
Subject: Draft Mitigated Negative Declaration for Proposed Project at 534-538 N. Kenwood Street
Attachments: 534-538nkenwood-draftMND-TGHScmts.pdf

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Phil,

Attached please find The Glendale Historical Society's comments on the Draft Mitigated Negative Declaration for Proposed Project at 534-538 N. Kenwood Street.

Please review this document.

Thank you.

Steve Hunt
President
The Glendale Historical Society
steve.hunt@glendalehistorical.org
818-388-8732



P.O. Box 4173 Glendale CA 91202
www.GlendaleHistorical.org

May 29, 2019

Mr. Philip Lanzafame
Director of Community Development
City of Glendale
633 E. Broadway
Glendale, CA 91206

**RE: Draft Mitigated Negative Declaration for Proposed Project at 534-538 N.
Kenwood Street**

Dear Mr. Lanzafame:

The Glendale Historical Society is grateful for the opportunity to comment on the draft Mitigated Negative Declaration (MND) prepared for the proposed project at 534-538 N. Kenwood Street.

We are pleased that the City and property owner acknowledge that the Aeroplane Craftsman at 534 N. Kenwood is a historic resource following its identification as such in both the 2007 Craftsman Survey and the 2018 South Glendale Historic Resources Survey.

We have significant concerns about the proposed project and the draft MND. These include problems with the large size, close proximity, and design and materials of the new construction as well as several aspects of the proposed Rehabilitation Plan for the historic resource. Our concerns are strikingly similar to those we have publicly expressed in comment letters for previous draft MNDs for projects that involved significant new construction at historic properties: 512 W. Doran and 401-409 Hawthorne. We believe the project would cause a substantial adverse impact to the significance of a historic resource for which no appropriate mitigation is offered, in part because the full range of project impacts were not fully studied. We believe that the project must be redesigned or a higher level of environmental review is required to address the impacts to the historic resource.

The proposed three-story apartment/condominium building (the plans alternate between the two) is too large because it would tower over and envelop the existing house. Its proposed setback is not as deep as the Aeroplane Craftsman, further emphasizing the

The Glendale Historical Society (TGHS) advocates for the preservation of important Glendale landmarks, supports maintaining the historic character of Glendale's neighborhoods, educates the public about and engages the community in celebrating and preserving Glendale's history and architectural heritage, and operates the Doctors House Museum. TGHS is a tax-exempt, not-for-profit 501(c)(3) organization, and donations to TGHS are tax-deductible to the extent permitted by law.

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new building's bulk and presence on the lot. Its construction would necessitate demolition of the contributing two-car garage at 534 N. Kenwood. The plans identify the height of the existing historic house roof ridge to be 22'-9", and the proposed multi-family building would be 41', approximately double the height of the existing two-story residence (which would seem to exclude the elevator penthouse). There is no true buffer between the outsized new building and the historic resource. It appears that the new building would be constructed about eleven feet from the existing front porch, while the new elevator would be seven or eight feet from the rear wall. While there is no exact acceptable minimum distance, leaving nothing but narrow sideyards, paving, or walkways brings this outsized, overbearing proposed building far too close to the historic house.

As such, the project absolutely fails to comply with the Secretary of the Interior's Rehabilitation Standard 9: "New additions, exterior alterations, or related new construction...shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The MND does not acknowledge this, because it appears the preparer does not understand that "related new construction" is not restricted to construction that adds to or alters the physical exterior of the historic building. The three-story multi-family building unequivocally must be considered "related new construction."

The MND states that the three-story configuration is "an unavoidable result of the applicant's desire to add marketable units to the site" (p. 16). This conclusion is hard to follow. It implies two-story projects are unmarketable. (It also, inappropriately, appears to excuse potential impacts based on extrinsic factors such as "the market.") To avoid impacts to the historic resource, the proposed new construction should be lowered in height by at least one story, and be sited farther from and step away in volume from the historic resource, in essence deferring to its size and design. We expect these changes would make the requested variance unnecessary. We note that the proposed units are for the most part large two bedrooms; all exceed the 800 square feet required in the city of Glendale, and the average unit size, excluding the rehabilitated Craftsman residence, is about 1350 square feet, or about 70 percent larger than the minimum. This would be larger than many two-bedroom houses in South Glendale. We suggest if the essential thing is to achieve twelve units onsite, and a premium is placed on two bedrooms, that they be reduced in size and the third floor of the project be eliminated. Two of the units occupy two stories; having all units on a single floor would further save space. The Glen Ivy Apartments at the Goode House, at 113 N. Cedar, is a good illustration of how new construction need not overwhelm a historic building.

There are two Mitigation Measures (MM) related to Cultural Resources. MM2 is "The development of the three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the 'Design Review and Rehabilitation Plan'..." for restoration and rehabilitation of the existing residence." We do not believe the Rehabilitation Plan is sufficient. For one thing, it does not seem to have been prepared with this project in mind. For example, the Rehabilitation Plan claims that the project complies with Standard 10—"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its

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environment would be unimpaired”—because “The project *would not construct* a new addition, exterior alteration, or *related new construction...*” (p. 12, our emphasis). As indicated previously, the construction of this large three-story multi-family building, not even fifteen feet from the resource, is unquestionably adjacent, related, and new.

There is another error in relation to conformity with Standard 10. The MND states that “if the new apartment building is demolished in the future, the essential form and integrity of the historic house will remain intact and unimpaired.” It is simply not reasonable to treat a large apartment/condo building like an awning, or a trellis, or any other minor alteration that a subsequent property owner might want to reverse; a multi-family building of this size and scale cannot be made to conform with Standard 10 because there is no prospect it would be removed in future, because it would result in the demolition of the Craftsman-era contributing garage at 534 N. Kenwood, and because setting is one of the seven aspects of integrity, which this project would substantially impair.

The MND and the Rehabilitation Plan do not address what is meant by a property’s historic setting. The MND mistakenly suggests that the lot is just “the immediate setting of the house” (p. 18) and that the “historic setting” is the area or neighborhood in which the property is located. The consultant notes that a historic property’s site and setting are considered character-defining features, and that “its site and setting, massing, and setback contribute to the setting of the building,” but continues: “however, this block of Kenwood Street has largely been redeveloped with modern apartment buildings which do not contribute to the building’s setting” (p. 7). We acknowledge that this block has been redeveloped with modern apartment buildings, as have many if not most up-zoned residential blocks in South Glendale. It does not look as it did in 1913. Cities change over time. But the fact of substantial changes to the surrounding neighborhood—in other words, the effects of the passage of time that make historic preservation a widely recognized public good—does not mean that further alterations to setting would be irrelevant for the historic resource. The historic setting of a property refers to its own space and spatial arrangements. The boundaries of a historic resource do not stop at a building’s footprint but include its yard and grounds. The proposed project would occupy nearly half of the historic resource’s property, but there is no analysis of any associated impacts to it. These must be considered when evaluating the project in light of the Standards for Rehabilitation and when preparing the MND.

The Rehabilitation Plan indicates that the existing garage, about which no information is provided but photos reveal to be very early, “is not to be a contributing feature of the property and is in poor condition” (p. 6). No justification is provided for the conclusion that it is “not to be a contributing feature.” Condition is not an answer to that question, as it is unrelated to integrity. It would appear to qualify as a contributing feature and to be part of the existing historic setting. We note that the “City of Glendale South Glendale Historic Context,” adopted in 2018, specifies “detached garage at rear of property” as a character-defining feature under the “Theme: 19th Century Architectural Styles” and the Craftsman style. The City’s Craftsman Survey also included garages from the era and did not exclude the garage at 534 N. Kenwood as a non-contributing feature.

Mitigation Measure 3 also presents difficulties. It states that “If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans

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and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval." First of all, this is not meaningful mitigation, because there is no clear potential impact that is being envisioned or studied here. Second, the City is responsible for ensuring that the resource will not suffer substantial adverse impacts as a result of construction; it is not sufficient that the developer self-report and cease construction and keep the City abreast of substantial adverse impacts that may already have taken place. The Mitigation Measure is both speculative and constitutes deferred mitigation. It leaves unknown what the actual effects of the mitigation would be.

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A concise conditions assessment is imperative to determine what the impacts on the resource might be. This should be included with the Rehabilitation Plan. The City has an example, despite flaws, of what an adequate plan and assessment might look like: the Preservation Plan prepared for the Clipped Colonial Craftsman bungalows at 401-409 Hawthorne. The Rehabilitation Plan prepared for 534 N. Kenwood is not adequate and is at times contradictory. It states that "Shingle siding shall be salvaged and re-used to the extent feasible" (p. 12), but the Scope of Work indicates that the wood shingle siding will be replaced with matching shingles (p. 2). Do the shingles need to be replaced? Are any salvageable? Who would make that judgment and what are their professional qualifications? Wholesale replacement of the exterior cladding would not conform to Standard 2, which states that "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided," or Standard 6: "Deteriorated historic features shall be repaired rather than replaced..." Moreover, the rolled roof material was not identified as a character-defining feature, but in fact it is a rare and archaic Craftsman feature; for example, the famed Gamble House in Pasadena has a rolled roof and has been re-roofed in the past decade with the same material. It should be replaced in kind (if replacement is needed—we don't know), and not with a different material, as is proposed with composition shingles. The proposed addition of rain gutters would contradict the Standards for Rehabilitation. Rain gutters would obstruct the exposed extended beams, purlins, and rafter tails and are not normally considered appropriate additions to Craftsman buildings. The Plan also proposes to remove the second floor "addition" exterior finish to allow for installation of insulation. The exterior cladding does not need to be removed to accomplish this. It appears that a new cornice will be added at the base of the addition: why is a new feature being introduced and what is its proposed appearance? How would that undefined addition conform to the Standards for Rehabilitation?

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The treatment of the "addition" is curious. We agree it should be preserved as it is clearly an early change, and that its preservation complies with Standard 4: "Most properties have changed over time; those changes that have acquired historic significance in their own right shall be retained and preserved." But preservation on the ground that the addition has acquired historic significance and is worth preserving makes the removal of the remaining distinctive 15-light wood window, a now character-defining feature, and transformation of the existing, very generously sized, six-window configuration into two small windows whose placement does not relate organically to the existing exterior, an inappropriate treatment that does not conform to the Standards. We suggest that perhaps a different use could be found for this interior space that would better accommodate its

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existing design rather than the converse (changing the historic exterior because of a proposed interior alteration).

The MND and the Rehabilitation Plan agree that the exceptionally unusual front windows will be repaired and that, apart from the fifteen-light window, the side and rear windows will be "repaired to the extent feasible or replaced in kind" (p. 16). How is it possible to know that the front windows can be repaired but not whether the rear and side windows can be? Who would make that judgment and what are their professional qualifications? We are concerned that there is, in reality, no plan to repair the latter, given that the building plans specifically call out: "Except at front remove and replace windows with wood-framed dual-glazed windows matching existing opening and operation and casing" (Keynote R, sheet A4.3). The Rehabilitation Plan and MND similarly identify the French doors (a "most-significant" character-defining feature) for repair, but they are identified elsewhere for removal and replacement in the plans (Keynote Q, sheet A4.3), as are the shingles (Keynote A, sheet A4.3). None of these proposed alterations would conform with Standards 2 or 6. Given that there appears to be disagreement about what the project entails, about what character-defining features will stay and which will go, disclosure to the public about the actual condition of the existing building, and the possibilities for repair, are even more important to project environmental conclusions.

The repetition of the ambiguous phrase "to the extent feasible" raises additional concerns that the MND improperly defers mitigation, which we also raised in relation to the project at 512 W. Doran. Mitigation measures must be specific regarding future actions to be accomplished if they are designed to reduce and avoid impacts, which is their purpose. The mitigation measures must establish performance standards to be met and specify methods in order to comply with requirements in CEQA. In addition, the mitigation measures are not fully enforceable as required by CEQA Guidelines Section 15126.4(a)(2). When the MND states that the primary door, the front windows, and the French doors (maybe?) will be repaired, but that "All other exterior portions of the house will be retained and repaired *to the extent feasible*" (p. 17, our emphasis), it is conceding that such mitigation may not in fact take place and thus the impacts would actually not be mitigated. If the described mitigation is not in fact feasible, then the project would result in a significant adverse impact. Mitigation measures for a significant adverse impact, identified through an Environmental Impact Report, can only be rejected if the City makes findings, supported by substantial evidence, that the measure is economically infeasible and prepares a statement of overriding considerations.

As we pointed out with the Preservation Plan for 401-409 Hawthorne, the Rehabilitation Plan for 534 N. Kenwood does not consider how potential damage to the historic building from adjacent construction will be avoided. There must be specifications for how the historic resource will be protected during construction.

In addition to the potential above-ground impacts, we note that the subterranean garage, which would be built to a depth of at least fifteen feet and perhaps deeper, begins immediately adjacent to the Craftsman house. The Initial Study, M. 2, was answered incorrectly and must be corrected in light of expected vibration impacts to the historic resource. The proposed considerable grading activity within feet of the house is of grave concern to cause differential settlement that would impact the 105-year-old building, which was not addressed and may result in a substantial adverse impact to the

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significance of the historic resource. A structural engineer who specializes in historic preservation should be selected by the City to review the proposed work and determine what mitigation measures would be required and if the garage needs to be reduced in size or relocated. We would suggest that if the project cannot be moved to a different location, the grading work be monitored by a qualified vibration specialist (a licensed professional engineer with a graduate-level degree from an accredited university in Physics or Acoustics with at least five years of experience in installation and use of vibration-monitoring instruments and data interpretation) and that work be halted immediately and the City notified if results are at or above .12 Peak Particle Velocity (PPV), the level widely considered to risk damage to historic buildings (Arne P. Johnson and W. Robert Hanne, "Vibration Limits for Historic Buildings and Art Collections" *Apt Bulletin Journal of Preservation Technology*, 46:2-3 2015), or at the first sign of damage occurring to the historic resource. Construction must not recommence until the source of vibration is determined and a Vibration Mitigation Plan to reduce vibration to less than .12 PPV can be implemented. Pre- and post-construction condition of the historic resource should be documented in dated photographs, noting the locations and describing specific conditions.

The MND states that "Efforts to articulate the new units are relatively successful given the site and programmatic constraints" (p. 16). It is unclear what these efforts or programmatic constraints are exactly. We do not find the building design appropriate to the historic house, which should logically form the project's centerpiece. The generic use of Hardiplank siding and shingles and steeply pitched gabled roofs don't relate the proposed design to the Aeroplane Craftsman. Using the least expensive, imitative materials would not demonstrate any level of respect for the well-designed historic house the project would otherwise envelop. There are no perceptible efforts in the new building design to reduce its apparent mass to relate to the historic building's small and well-articulated scale or to adjust its massive volumes to defer to the historic resource. The south side facing the historic property is largely a solid wall punctuated by few windows. There is very little articulation and no animation at the first floor. The relation of solids to voids does not take any cues from the historic resource. Even the small remaining rear yard area at 534 N. Kenwood would be altered by the proposed project, converting an open, partially paved rear yard area to a depressed slab, thus altering its appearance, materials, workmanship, setting and its grading. The proposed project should be restudied in full by an architect who specializes in historic preservation to reduce, or better, to avoid the expected impacts to the historic resource, whose visual and aesthetic importance will be dramatically compromised as a result of the proposed new building.

Other materials and features do not interact with or refer to the historic Craftsman design and materials: the street entrance paved walkway, steps, and gate to the new project interrupt and would cause destruction to the historic front yard setting, and the gate leads to a paved walkway immediately next to the historic residence, obliterating its sideyard. While slumpstone planters, split-faced concrete block walls, and the considerable proposed paving over the parking garage would clearly differentiate these additions, new features need not be oppositional to the existing resource to do so.

We believe that the proposed plans for the historic house and for the large new building and its related features do not conform to the Standards for Rehabilitation and that the proposed project would cause substantial adverse change and material impairment to the

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significance of the historic resource. Mitigation of significant impacts must eliminate or reduce them to a less than significant level. Mitigation may be accomplished through redesign of the project to eliminate the damaging aspects. Examples would be retaining rather than removing the character-defining garage and other features, retaining and protecting the historic property's setting as is, reducing the size and massing of the proposed large new building, and relocating the proposed new project beyond the boundaries of the historic property. The historic resource at 534 N. Kenwood should retain its historic features and must retain compatibility with any new construction in its orientation and setting. As proposed the project is not compatible with the historic resource.

1-11

As we have had opportunity to remark in a previous comment letter, the point of retaining a Craftsman property, and one reason the South Glendale Historic Resources Survey and the Craftsman Survey were prepared and adopted, is to ensure that single-family houses that are historically significant can continue to tell the story of Glendale and its development from the early years of the twentieth century. Unfortunately, the project as proposed drowns that story out. Related new construction is possible, but it needs to proceed with far greater sensitivity to the historic resource, and in particular to be reduced in size, scale, and massing, using more appropriate materials, with a true rehabilitation plan for the house and garage, to warrant adoption of an MND. Otherwise an EIR must be prepared.

1-12

Thank you for your consideration.

Sincerely,

Steve Hunt

Steve Hunt, President
The Glendale Historical Society

cc: Aileen Babakhani, Planner, City of Glendale
Jay Platt, Senior Urban Designer, City of Glendale

letter 2

Babakhani, Aileen

From: Francesca Smith <smith-zzz@sbcglobal.net>
Sent: Thursday, May 30, 2019 4:11 PM
To: Lanzafame, Philip
Cc: Platt, Jay; Babakhani, Aileen
Subject: Re: Draft Mitigated Negative Declaration for Proposed Project at 534-538 N. Kenwood Street
Attachments: Kenwood St N 534-DPR update.pdf

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Please find a DPR series 523 form attached for the property at 534 N. Kenwood St., and ensure, if you would, that it is entered into the Administrative Record for this case. It is being submitted to the state simultaneously.

I believe that the draft MND under consideration for this project was prepared in error and should have been an EIR focused on Cultural Resource impacts.

The project as proposed would cause material impairment and therefore substantial adverse change in the significance of the historic resource as described more fully in The Glendale Historical Society's letter sent earlier regarding this case. Please contact me know if you have questions.

Sincerely,

Francesca Smith
Qualified Architectural Historian
Glendale Resident

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # Update #17-0781

HRI #

Trinomial

NRHP Status Code 3S, 3CS, 5S3

Craftsman and South Glendale Surveys

Other Listings

Review Code 5S3

Reviewer City of Glendale

Date 2007, 2019

Page 1 of 6

Resource name(s) or number(assigned by recorder) Frank Rennsleear Liddell Residence

P1. Other Identifier:

*P2. . Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Burbank Quad Date: 1994 T R ¼ of ¼ of Sec . B.M.

c. Address: 534 N. Kenwood Ave.

City: Glendale Zip: 91206

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5643-007-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property contains two buildings: a two-story, Arts & Crafts (Craftsman) style residence and a vernacular garage of the same style. The residence architectural subtype is "Aeroplane," distinguished by the set-back second floor and deep overhanging eaves which suggest the wings of a plane. Its Craftsman features are the overall horizontal orientation and asymmetry of the composition, its corner-wrapped entrance porch, extended decorative purlins, ridge beams and rafter tails, elaborate ornamental joinery and kneebraces at porch supports, the three-part natural wood door and sidelights, capped plaster porch bases and corresponding endwall chimney, the exposed keyway wood shingle cladding, the wide door and window casings, decorative marginal muntins, the front and side-gabled, low sloping roofs and deep, overhanging eaves. The shingled exterior wall finish is battered at the corner bases, typical of the style.

The residence is two bays wide and is irregularly configured in plan. The left (or north) entrance porch notably wraps around the side for a full bay. The porch has a front-facing, open gable with an exposed, open truss. The truss has pegged, painted wood, ornamental joinery that incorporates double kneebraces at the porch supports. Extended purlins, ridge beams and rafter tails with wide, low sloping top chords and a full-length bottom chord further elaborate the delicately balanced open truss and fine carpentry expressed in the porch (Photograph 3). The porch deck is scored concrete, reached by two steps that are widest at the scored concrete walkway. The elegant, off-center, three-part, natural wood front door reinforces the geometry of the porch with its central, wood slab door. The entrance door has a central, stepped-out upper "rail," supported on thick blocks with an obscured glass, vertical light that punctuates the studied, simple configuration. The original, custom door handle incorporates a double-chevron form at the top; the three-part handle remains as well (Photograph 2). Full-length, operable sidelights echo the windows' marginal muntin motif and have wood-framed screens with handles. Like the painted window casings, the main entry has a more elaborate, natural stained wood, extended header on wide side casings which further emphasizes the leitmotif of floating, lightly supported horizontal members demonstrated in the porch posts and truss, the entrance, all windows and the lower roof forms.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building

Structure Object Site
 District Element of District
 Other

P5b. Photo: (view and date)

View east May 2019

*P6. Date Constructed/Age and

Sources: historic

1913, Office of the County

Assessor

*P7. Owner and Address:

unknown

*P8. Recorded by: (Name, affiliation, and address)

F. Smith

The Glendale Historical Society

PO Box 4173

Glendale, CA 91202

*P9. Date Recorded: May 15,

2019

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation:

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



Property Evaluation of 534 N. Kenwood Av. Glendale, CA, The Glendale Historical Society 2019.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 3CS, 5S3

*Resource Name or # Frank Rennsselear Liddell Residence

B1. Historic name: Frank Rennsselear Liddell Residence (1917-1922)

B2. Common name: none

B3. Original Use: single-family residence B4. Present use: same

*B5. Architectural Style: Arts & Crafts (Craftsman) Aeroplane

*B6. Construction History: (Construction date, alterations, and date of alterations) Completed in 1913 (Office of the Los Angeles County Assessor). Alterations: none. Temporary board-ups, years unknown.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: original two-car garage

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme: Early Development & Town Settlement Area: Glendale

Period of Significance: 1913-1922 Property Type: Residential Architecture Applicable Criteria: B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
The residence and garage were built in 1913 (Office of the County Assessor). The first residents were Laura M. and Frank Rennsselear Liddell, Sr. in 1917 (City Directory). The Liddells lived with their children, Frank Jr. and Mildred.



Mr. Liddell worked at a bank but was notably a recognized, self-taught painter. Liddell was born in Wisconsin in 1872, and came to Los Angeles in 1883 where he painted oils and watercolors as a hobby. By 1890, "he was a competent landscape painter" represented by two art galleries (Hughes 1989). Liddell was influential in the developing California art world as a "founder of the Painters' Club and the first president of the California Art Club." His fine art work paintings were covered in the *Los Angeles Times* periodically, but he died 1923 (Hughes 1989).

Figure 1: Frank R. Liddell, Sr. unnamed landscape watercolor on paper. California Art Club permanent collection. Not for publication.

The California Art Club (CAC), unlike its predecessors, admitted women, sculptors and non-residents. According to the *Los Angeles Times* in 1909, "They still felt there was a need for artists living in Southern California to meet and share their ideas, and to exhibit together. Frank Rennsselear Liddell, a businessman and part time painter, was elected as their first president..."

(See Continuation Sheet 3)

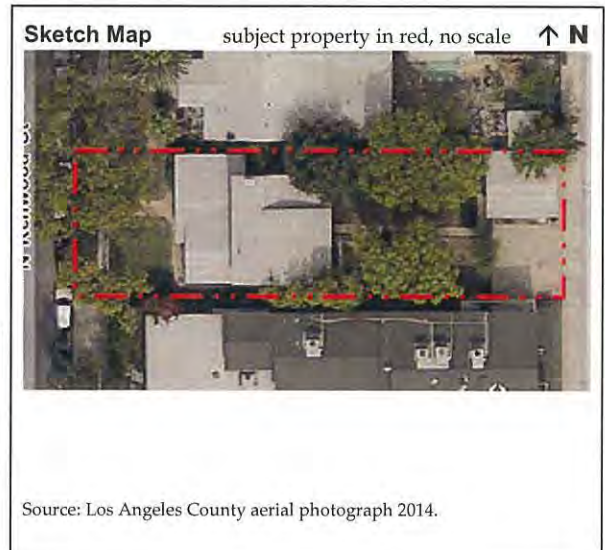
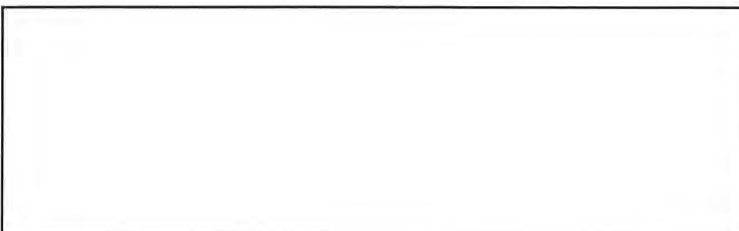
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (See Continuation Sheet 5)

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: May 25, 2019



DEPARTMENT OF PARKS AND RECREATION

HRI#

CONTINUATION SHEET

Page 3 of 6

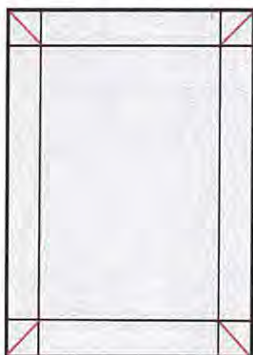
*Resource Name or # (Assigned by recorder) Frank Rennselear Liddell Residence

*Recorded by: F. Smith

*Date: May 15, 2019

Continuation Sheet

***P3a. Description** (Continued from Page 1)



The side bay has paired French doors that open onto low steps and a scored walkway. Those doors incorporate the marginal muntin design repeated in the other original front and side windows including the entrance sidelights. The French doors have fitted screen doors.

The design of the windows and sidelights feature diagonal components at the corners, unlike known examples of the type. The side-gabled second story has double-hung, wood sash windows that repeat the marginal muntin theme of the others in the upper sashes.* Those windows are arranged in an A-BB-A pattern, with the center, "B" windows being much wider than the A-types.

Figure 2: Diagram at left demonstrates the configuration of a standard, Craftsman era window with marginal muntins in black. That window would require nine separate pieces of glass. The subject property residence contains additional 45-degree "miters" shown in red at each of the corners, which makes each window assembly 13 separate lights of glass, some of which would be extremely small. Diagram by author.

There is a stepped, plastered, endwall chimney with concrete caps at the right, north side of the building.

The single-story, four-door garage has a front-facing gable and is clad in painted, beveled shiplap. It is rectangular and faces the alley at the rear of the property. The deeply overhanging eaves, decorative extended rafter tails, purlins and ridgeboards clearly establish its Craftsman style. At the alley, the paired, likely original swing doors are reinforced by simple Z-braces, interrupted by lockrails. The left door leaves each have small openings. The side windows have wide casings. Like the residence, the roof is rolled roofing material, which is a largely archaic material, but is nonetheless a character defining feature.



Photograph 1: Rear, two-car garage at rear of property. Note original wood doors. View west from alley. May 2019.

The property is a level, rectangular, mid-block lot. The front yard is roughly bisected by a scored concrete, central walk that flares at the entrance porch and wraps around the house. The property has a flat lawn, mature trees and plantings which constitute its immediate setting. The parkway at the subject property and elsewhere on the block has two mature, multi-trunked camphor trees at each lot.

The subject property is abutted by another other small single-family residence from the Craftsman era which shares its generous setback to the north. It has 1, 2, and 3 story low-rise multi-family buildings on the south side and across the street. The subject property residence and garage are in fair condition with no significant alterations visible from public rights of way. Review of recent photographs shows that the property has rapidly deteriorated since 2014 (<https://www.redfin.com/CA/Glendale/534-N-Kenwood-St-91206/home/7159002>). A few side windows may have been replaced by jalousie windows in their original openings. A rear sleeping porch was enclosed by multi-light windows, but that alteration was likely made before 1930, and has acquired its own significance over that time.

Additional photos are on Pages 6.

* The upper sash designs on the second floor exclude the bottom row of marginal muntins, which makes them appear to hover, in keeping with the original design intent.

CONTINUATION SHEET

Page 4 of 6

*Resource Name or # (Assigned by recorder) Frank Rennsselear Liddell Residence

*Recorded by: F. Smith

*Date: May 15, 2019

 Continuation Sheet***B10. Significance** (Continued from Page 2)

After the CAC was established, a gallery was secured at Hotel Ivins in downtown Los Angeles, and the organization grew considerably in size and stature. CAC was best known for its California "Plein Air" style painting. "In order to master the [French] Impressionists' treatment of light, [these] artists adopted an important habit: painting *en plein air*, or 'in the open air.' Perfect for capturing the distinctive glow of the Golden State, *plein air* painting quickly became a defining feature of 20th-century California painting" (Richman-Abdou 2018). The club's events were widely covered in the *Los Angeles Times* and it quickly expanded over the following decade to include seasonal and traveling exhibitions, juried competitions and maintained "club rooms" for meetings and activities. The CAC retains at least one of Liddell's work in their permanent collection with other important artists. It remains a dominant force in the California fine art and social communities (with various types of memberships) and has twelve chapters statewide (California Art Club. "About"). Mr. Liddell died in 1923.

Mrs. Liddell was born in Ohio in 1872 and died in 1967 (Census and Calif Death Index). By 1919, Frank Jr. was a camera operator (city directory).

The second known residents after 1922 were Lola C. and Albert M. Draper with Mrs. Draper's mother, Sarah E. Hagen. Mr. Draper (b. 1881) was born in Michigan where he established a successful easel company. The "Stand Pat" easel name was based on American political campaign themes from the early 20th century, characterized by "being reactionary [and], resistant to dramatic changes in policy." The popular phrase became a noun, and "standpatters" or "stand-patters" described politicians who followed the way of thinking (Sapphire 2000). By 1921, Draper was among the founders of a platinum company in downtown LA which was one of fewer than 20 platinum foundries in the nation and the only of its type in California (SWB&C 1922). It was "among the principal buyers" of crude platinum in the United States that year (U.S. Bureau of Mines 1922). His wife, Lola (b. 1882) and mother-in-law, Mrs. Hagen (1860-after 1940) were each born in Canada. The Drapers remained at the subject property until at least 1949 (city directory). Mr. Draper died in 1959 and his wife in 1967.

Grace and Edward D. Campbell were the owners by 1958. He was an accountant. In 1971 the owner or tenant was Fred Wilson, and Harris Bobel in 1989. By 2007, the subject property was owned by the Lee and Marlene Cochran Trust. No substantial information was found regarding the lives or missions of other owners or tenants as they relate to these buildings.

The subject property is eligible for listing in the National Register of Historic Places under Criterion B, but it is not a contributor to a previously unevaluated historic district. It is significant under Criteria B, for its direct association with the life and art career of Frank R. Liddell, a person important in our past who performed significant achievements at the subject property. The double garage was a very uncommon type at the time, and is reasonably obvious that Mr. Liddell used it as the studio where he sometimes painted and would have kept his paint supplies. As a founder of the California Art Club and a significant California Plein Air painter, Mr. Liddell's life and career were locally significant. Other known Glendale-based painters were studied for comparison, Sumbat Der Kiureghian, Ro Kim and Saber. Der Kiureghian (1913-1999) was a 20th century Iranian-Armenian watercolor artist, who moved to the United States in 1980 and maintained a studio and gallery in Glendale until his death (Der Kiureghian, Armen. *The Life and Art of Sumbat*. 2009). Ro Kim is a Glendale-based, Korean-American commercial artist who is still working. He came to the US in 1972 and his paintings "can look like modern photographs or works of the old masters" (<http://www.rokimart.com/home>). Saber (b. 1976) is an American graffiti artist and painter who was born in Glendale. *The Washington Post* described him as one of "the best and most respected artists" in his field (O'Sullivan 2006). Because each of those artists work is contemporary, their work cannot be adequately judged against the achievements of their peers. Their bodies of work have continued to evolve over the past 50 years and the work of two can be expected to continue developing.

The property was found to be locally significant in the 2007 Craftsman Survey and again in the 2017 South Glendale Survey. Both surveys were prepared for the City of Glendale. It was found to be significant for its Aeroplane Craftsman architecture in the South Glendale Survey under three contexts: "Early Development & Town Settlement," "Early Residential Development" and as a "Prewar Single-Family Residence & Craftsman." The 2007 survey notably recognized two significant buildings on the property, the residence and the garage. That survey used the subject property as the Craftsman Style example in its Style Guide (see Figure 3). The only characteristic from Style Guide the residence does not possess is dormer windows.

The subject property was found eligible for designation in the Glendale Register by the City under Criteria 2, 3 and 5. Its significance under Criterion 1 is because the property is directly associated with the artist, Frank Liddell, who significantly contributed to the history of the region, and city in his body of work as well as his central role establishing the California Art Club. Its Criterion 3 importance is for the residence and garage designs, which embody the distinctive and exemplary characteristics of

CONTINUATION SHEET

Page 5 of 6

*Resource Name or # Frank Rennsselear Liddell Residence

*Recorded by: F. Smith

*Date: May 15, 2019

 Continuation Sheet***B10. Significance** (Continued from Page 4)

the Craftsman Aeroplane subtype and the Craftsman style. It contains two early local examples of the design type. The residence is a particularly fine example of the type, the buildings retain high integrity and date from one of the earliest development periods in Glendale's history. The natural wood door, its original hardware and sidelights illustrate and possess high artistic values. Based on those factors, the property exemplifies the early heritage of the city (Criterion 5).

The property has discretionary eligibility for the California Register and is considered a "historical resource" as defined in CEQA.

***B12. References:** (Continued from Page 2)

Anderson, Antony. *Exit the Painters' Club*, *Los Angeles Times*, December 12, 1909.

California Art Club. "About" and "History" <https://www.californiaartclub.org/about>

California, State of. "California Death Index 1940-1997."

Commerce, U.S. Department of. various census records.

Der Kiureghian, Armen. *The Life and Art of Sumbat*. 2009

Glendale City Directories, various.

Galvin Preservation Associates for Glendale, City of. "Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture, 2006-2007"

Historic Resources Group for Glendale, City of. "South Glendale Survey" 2019.

Hughes, Edan Milton. *Artists in California 1786 – 1940*. 1989.

O'Sullivan, Michael. "On the Streets, Graffiti Is Making a Name for Itself" *The Washington Post*. 13 October, 2006.

Richman-Abdou, Kelly. "California Impressionism: How American Artists Adapted French 'Plein Air' Painting" 2018.

<https://mymodernmet.com/california-impressionism/>

Safire, William. *Safire's Political Dictionary* (Oxford: Oxford University Press) 2008.

United States. Bureau of Mines. "Reports of Investigations." February 1922.

DEPARTMENT OF PARKS AND RECREATION

HRI#

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # Frank Rennsselear Liddell Residence

*Recorded by: F. Smith

*Date: May 15, 2019

Continuation Sheet

*P3a. Description (Continued from Page 3)



Photograph 2: Detail of natural wood, three-part entry door, screens, doorbell and original, custom hardware. May 2019.



Photograph 3: Detail of double kneebraces, pegged joinery, massive purlin (center top) and open truss (left side) at front porch. May 2019.

1. Letter from The Glendale Historical Society, Steve Hunt, dated May 29, 2019

Response 1-1

This comment is a general statement by the Glendale Historical Society (TGHS) that it agrees with the City's position that the Craftsman style house located at 534 North Kenwood Street ("Historic House") is a historic resource following its identification as such in the 2007 Craftsman Survey and the 2018 South Glendale Historic Resource Survey. However, the Commenter expresses significant concerns that the three-story apartment building ("Apartment Building") proposed for construction adjacent to the north and east of the historic house will have a substantial adverse impact on its historic significance and that the mitigation measures proposed in the Draft MND are inadequate. General concerns regarding the size, proximity, design, and Rehabilitation Plan are raised, with each being addressed more specifically later in the letter. The Commenter also indicates its belief that the Apartment Building must be redesigned, or that a higher level of environmental review is required, to address the perceived impact to the historic resource.

Staff acknowledges that the Apartment Building will be significantly larger than the Historic House and that the latter's historic setting will be altered beyond its already compromised status. However, staff believes the house, a rare example of the Airplane sub-style with very high historic integrity, will remain eligible for listing on the Glendale Register of Historic Resources if the Project is completed in accordance with the proposed mitigation measures in the Final MND and that a substantial adverse impact to the resource will therefore be avoided.

Responses 1-2 through 1-12 below address the specific concerns raised by the Commenter in detail. These responses are included in the Final MND for consideration as part of the City's deliberations regarding the Project.

Response 1-2

The Commenter raises several concerns in this section, which are discussed individually below:

The Apartment Building will be too large, towering over and enveloping the Historic House.

The new three-story Apartment Building will clearly be larger than the Historic House and will wrap around it with an L-shaped footprint at the north and east portions of the property. The Project's drawings have been revised to provide more distance between the Historic House and the new Apartment Building on the north side of the Historic House. According to the new Project's drawings, the Apartment Building will have a distance of approximately 18 feet (wall to wall) from the Historic House at the north side. There will be a large separation of about 34 feet between the east (rear) façade of the Historic House. The Project will no longer exceed the lot coverage limit. Staff believes, after revisions, adequate distances are provided between the Historic House and new Apartment Building. However, the site planning, mass and scale, architecture, materials, and landscaping of the proposed Apartment Building along with compliance with City's Comprehensive Design Guidelines require review and approval from the Design Review Board. The location of the elevator tower has also been changed in the Project's revision. The elevator tower is closer to the new Apartment Building and this will create more breathing room between the Historic House and elevator tower.

With regard to differences of mass, scale, and setback between historic resources and adjoining properties, there are countless examples nationwide, as well as in Glendale, where disparities exist but do not reduce the significance of the historic property to the point that it loses eligibility for historic designation. For example, two nearby properties on N. Kenwood Street (247 and 312) were found locally eligible in the 2018 South Glendale Historic Resource Survey despite dramatically different adjacent buildings. While these are not direct corollaries to the subject property, they remind us of the resilience of historic properties, which can continue to convey their significance and maintain eligibility despite dramatic changes to their immediate surroundings.

The front setback of the Apartment Building is shallower than that of the Historic House, further emphasizing the new building's mass and presence.

The front setback of the Apartment Building will be about twenty feet and that of the Historic House is approximately twenty-five feet. This five-foot difference is too small to noticeably increase the new building's mass and presence, which is acknowledged as being considerably different than the current site condition. The new building will not block the visibility of the front and side facades of the Historic House, though the angle of visibility will be slightly diminished from the north.

The existing "contributing" two-car garage will be demolished.

The garage appears to be an early building and may date to the 1913 construction of the Historic House. Its wide horizontal wood siding, however, does not match the shingle siding of the house, suggesting it may not be an original feature of the property, being added or remodeled at a later date. While early garages typically match the appearance and material palette of the main house, the different siding alone does not conclusively indicate that the garage is not original. Regardless, the demolition of the garage will not affect the house's ongoing eligibility for local designation. The 2007 and 2018 surveys acknowledge the presence of the garage, but it is not discussed as part of the significance assessment. Given that only the house was assessed in determining the 5S3 status, the loss of the garage will not change that finding. Statements that the garage has significant associative value are raised in Comment Letter 2. Staff believes that insufficient evidence is provided to reach that conclusion and this argument is unsupported by the record, as discussed in Response 2-1 below.

The Project fails to comply with the Secretary of the Interior's Rehabilitation Standard 9.

Standard 9 states that "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." It is clear that the Project will not affect any materials that characterize the property and that the new construction will be clearly differentiated from the rehabilitated house. The issue raised by the Commenter relates to the compatibility of the massing, size, scale, and features of the new building with the old. The Commenter asserts that the MND errs in not considering the Apartment Building as "related new construction." This is not quite true, as the discussion regarding Standard 9 does touch on the new construction, but more in terms of design and materials than mass and scale. As noted above in Response (1), abrupt transitions in scale between neighboring structures do not necessarily destroy the integrity of a historic property or its environment. Because South Glendale's earliest zoning allowed for the juxtaposition of single- and multi-family buildings, changes of scale and massing have long been a part of the city's urban fabric, especially since the 1970s. Because of this, staff finds that the Project is not incompatible with the Historic House in that it reflects a longstanding and ongoing pattern of development in Glendale. The Commenter recommends that the Apartment Building be reduced in height by at least one floor and by reducing unit sizes. Staff believes there are other means to reduce perceived mass and scale. In addition, the mass and scale of the proposed Project along with compliance with City's Comprehensive Design Guidelines require review and approval from the Design Review Board and this would ensure the Project's compatibility with the Historic Resource. In addition, conditions of approval will be recommended to the Design Review Board calling for providing greater articulation of the new building's facade (south facade) facing the Historic House and stepping back the third floor at the south and west facades facing the Historic House to better relate to the height and mass of the Historic House. While staff believes that the Project, as proposed, meets the rehabilitation standards, implementing these conditions will enhance the relationship between the Historic House and the new building and improve the overall design.

Response 1-3

Mitigation Measure 2 (MM2) of the Draft MND states that the Project will conform with both the Standards and the Project-specific Design Review and Rehabilitation Plan ("Rehabilitation Plan") prepared for the

Project. The Commenter finds that the Rehabilitation Plan is not sufficient due to two issues regarding its assessment of the Project under Standard 10.

The first issue raised is that the Rehabilitation Plan indicates the Project conforms with Standard 10, in part, because there is no related new construction (Rehabilitation Plan, p. 12). Staff acknowledges that this is incorrect and that the Apartment Building constitutes such construction; the Rehabilitation Plan was revised by the applicant to correct this portion of the document (see the attached Rehabilitation Plan, dated July 23, 2019).

The second issue focuses on Standard 10's provision that additions and related new construction, if removed in the future, will allow "the essential form and integrity of the historic property and its environment" to be unimpaired. The Commenter misreads the clear language of this Standard, suggesting it applies to items such as "an awning, trellis, or any other minor alteration," rather than to the construction of a new building. Nothing in the Standards language suggests this is the case and staff is unable to find any guidance from the National Park Service supporting such an interpretation. Since construction of the Apartment Building will not affect the essential form and integrity of the Historic House, a future demolition of the larger building would allow these aspects to remain, therefore meeting Standard 10. As noted above in response 1-2, the detached garage is not critical to the Historic House's eligibility for local listing and its consideration as a historic resource under CEQA. If the apartment building were demolished, the garage would still be lost so there would be some diminishment of the historic setting of the house (though, of course, the loss of the apartment building would restore other aspects of the site's current setting).

The commenter also believes that the Project does not comply with the Standard 10 because setting, one of the seven aspects of integrity, would be substantially impaired.

Standard 10 does not require the Project to retain its historic setting in order to comply with this standard. TGHS and the City agree that the historic setting of the Project has been already altered and the MND and the Rehabilitation Plan acknowledged that the historic setting, one of the seven aspect of integrity, has been already impaired years ago. In addition, National Park Service defines that "Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important; however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges)."

Response 1-4

The Commenter discusses the use of the word "setting" and suggests that the Draft MND and the Rehabilitation Plan do not properly address its meaning. Both documents speak to the setting of the immediate property as well as that of the broader surrounding area. The fact that the Project will alter the property's setting is briefly acknowledged in both. It is also discussed in Responses 1-1 through 1-3 above.

The Commenter raises a concern that the Rehabilitation Plan does not appropriately assess the detached garage as a contributing feature of the property, specifically citing the report's statement that the building is in poor condition as part of the reason. Staff agrees that a building's condition is not related to its potential significance. Since this document focuses on the rehabilitation of the Historic House, a deeper analysis of the garage is not expected. See Response 1-3 for further discussion related to the garage.

Response 1-5

A mitigation measure must minimize a Project's environmental impact. The Commenter incorrectly states that it is unknown what the actual effects of the Mitigation Measure MM3 would be and it is not a meaningful mitigation, because there is no clear potential impact that is being envisioned or studied in the Mitigation Measure MM3.

The purpose of this Mitigation Measure is to avoid or minimize the impact to the historic resource by requiring the applicant to modify the building permit plans and/or suspend work and contact the Planning Division if, during plan review and/or construction related activities, it is determined that modification(s) to the project drawings and/or Rehabilitation Plan are necessary. According to this Mitigation Measure, prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval. Unexpected discoveries during construction cannot be envisioned or studied in advance. This Mitigation Measure will ensure that any potential impact to the historic resource will be mitigated if the physical condition of the historic resource has been unexpectedly changed due to natural deterioration or adjacent construction activities. Plan review and site inspection prior to approval of development plans and prior to final building inspection will ensure that this mitigation measure will be implemented. In addition, this mitigation measure is meaningful and fully enforceable because no building permits will be issued prior to plan review and staff site inspections are required as monitoring action (see monitoring action under MM3 of the Final MND). The developer is also responsible to report any new evidence that leads to change of permitted plans. However, regular and required building inspections regulated by Building and Safety Division will ensure this mitigation measure will be enforced and implemented. The proposed Mitigation Measure MM3 describes the action that will be taken to avoid an impact or reduce to a less than significant level. This is a valid and appropriate mitigation measure.

Response 1-6

The Commenter raises several issues regarding the Rehabilitation Plan that are discussed separately below. It is noted that the Commenter believes the Plan is not adequate and prefers a plan prepared by a different consultant for another project under review by the City. The Rehabilitation Plan, Project's drawings, and Mitigation Measure No. 2 (MM2) were appropriately revised to cite that all original and existing exterior materials and features of the Historic House, except the roofing, will be retained and repaired, and only be replaced in kind after review and approval by Planning Division staff when deterioration precludes repair, ensuring that the project will conform to the Standards for Rehabilitation.

The Commenter states that the existing rolled roofing material is a character-defining feature and should be retained or replaced in kind. Staff believes the Commenter cannot conclusively know that the existing roofing is a character-defining feature. The current roof cannot possibly date to the 1913 construction of the house and the nature of the original roof is not known. Wood shake was probably the most common Craftsman-era roofing, though rolled asphalt roofs were also used. Almost every Craftsman house in Glendale today has some sort of composite shingle on its roof, which is seen as an appropriate replacement for wood shingles, which no longer comply with building codes. Because the original roof cladding is unknown, staff finds the proposed asphalt shingles appropriate. Rolled roofing would also be appropriate and staff will recommend that the Design Review Board consider this during its deliberation.

The Commenter correctly states that the use of rain gutters at the Historic House is inappropriate. The Rehabilitation Plan prepared dated May 19, 2017, is in error in proposing to add fascia boards and gutters, which have never been features of this house. Exposed rafter tails are a key character-defining feature of the Craftsman style, and neither gutters nor fascia boards, which would obscure the rafters, are typically found along the roof eaves. The Commenter is incorrect, however, in stating that gutters would also obscure exposed beams and purlins as these features are only found along the rake of the roof, where gutters would never be installed. The Rehabilitation Plan and Project's drawings were revised to eliminate new fascia boards and gutters.

Staff agrees with the Commenter's concern about the addition of new cornice at the base of the small addition. The drawings were revised accordingly to indicate the existing column, beam, and joists that support the addition above (the ceiling of the patio below) will remain and that no new decorative element will be introduced.

Response 1-7

The Commenter agrees that the small early addition at the northeast corner of the the second floor should be preserved as it is clearly an early change, and that its preservation complies with Standard 4. However, the comment letter suggests that the 15-light wood window is a character-defining feature of the Historic House that should be retained and repaired. Staff cannot say with certainty that the 15-light window is original. It is the only remaining sash in the addition's six window openings. The original use of the addition is unknown. If it was a sleeping porch, it would have had screened openings, likely without sash. If it were a sunroom, it is possible the existing sash is original, but the infill of the other five openings cannot be known. Staff accepts changes to the addition's windows because this is a rehabilitation project, the addition is not an original feature nor reflects changes to the building resulting from major periods or events and the windows' original appearance is unknown. The revised drawings; however, show that the window openings and surroundings including sills and lintels will be retained as false windows and the four window openings will be fully closed and infilled with new shingle siding (to match existing/original wood shingles) set back within the openings so the original window configuration will continue to be legible. Two of the six window openings will be partially closed and two new wood windows (small windows) will be installed within the existing window openings in result of the interior remodeling.

Response 1-8

As noted in 1-6 above, MM2 has been revised in the Final MND to indicate that all original exterior materials and features of the Historic House, including all side and rear windows (excepting the window at the addition) will be retained and repaired, and that in-kind replacement will only occur when proven necessary to a Planning Division staff member who meets the Secretary of the Interior's Professional Qualification Standards. This will ensure that any issue detected or arising during construction will be addressed in a manner that conforms to the Standards for Rehabilitation. The Commenter is incorrect in labeling this as "deferred mitigation." It is rather a realistic acknowledgment that unanticipated issues arise on job sites and establishes a protocol for handling them that will protect the Historic House. The Commenter's concern regarding the use of the phrase "to the extent feasible" is noted. The insinuation that there may be nefarious intent in its use to circumvent CEQA is unfounded. To alleviate undue concern, the Rehabilitation Plan, Project's drawings, and Final MND were appropriately revised to have it replaced with the phrase "whenever possible."

Response 1-9

The proposed MND analyzed the Project accurately under Section M.2 (Generation of excessive groundborne vibration or ground-borne noise levels) and suggested that there will be a less than significant impact because "excessive ground-borne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction." The Project will be constructed using typical construction techniques. No pile driving for construction would be necessary. Thus, significant vibration impacts would not occur. In addition, construction of the new building and preservation of the existing Historic House are required to comply with applicable building codes, which would prevent structural damage to existing historic resource as well as neighboring properties. The Project will be monitored by the Building and Safety Division in various phases of construction to ensure compliance with all applicable codes and requirements of Building and Safety, Engineering, and other City departments.

Response 1-10

Please refer to Response 1-2 above.

Response 1-11

With implementation of Mitigation Measures MM2 and MM3, as revised and incorporated into the Final MND,

the Project will be mitigated to have less than significant impact on the Historic House. As was indicated in Response 1-2, the Project will be reviewed by the Design Review Board to ensure the design compatibility in terms of the site planning, mass and scale, and design and details.

Response 1-12

This comment is about new proposed construction and how the new three-story building's size, mass, scale, and materials needs to proceed with far greater sensitivity to the historic resource and with a true rehabilitation plan for the house and garage to warrant the adoption of the proposed MND; otherwise an EIR must be prepared.

Approval of the Design Review Board in regard to the site planning, mass and scale, design and materials is required and this would ensure the Project's compatibility with the Historic House. Conditions of approval will be recommended to the Design Review Board to enhance the relationship between the Historic House and the Apartment Building to improve the overall design. Furthermore, an EIR is only required when one or more significant impacts of a proposed Project cannot be mitigated to a less than significant impact. The mitigation measures in the Final MND will ensure that any potential impact to the historic resource will be mitigated to less significant level and the Project will fully meet the Secretary of the Interior's Standards for Rehabilitation by implementation of Mitigation Measures 2 and 3 (MM2 and MM3).

2. Letter from Francesca Smith, dated May 30, 2019**Response 2-1**

In a cover letter accompanying a DPR 523 form, the Commenter states that the Draft MND was prepared in error and that an EIR focused on cultural resources should have been prepared. The Commenter also believes the Project would cause material impairment and therefore substantial adverse change in the significance of the historic resource, noting that this is more fully discussed in Letter 1 submitted by the Glendale Historical Society. These concerns are addressed in the Staff response to Letter 1.

The Commenter also submitted a DPR form that suggests the Historic House is eligible for designation in the Glendale Register of Historic Resources under Criteria 1,2,3 and 5, that it is also eligible for the California and National Registers, and should therefore be considered a historic resource under CEQA.

Staff agrees that the Historic House is a resource under CEQA and that it is eligible for the Glendale Register. The 2007 Craftsman Survey found it eligible under Criterion 3 for the quality of its architecture and as a rare example of the Airplane sub-style. The 2018 South Glendale survey found it eligible under Criterion 1 as a highly intact example of Glendale's early residential development. Staff believes the house remains eligible under Criterion 3 and, as of this writing, is uncertain as to why the latter survey did not make this finding. Regardless, the house is unquestionably eligible for local listing with staff finding it eligible under Criteria 1 and 3.

For the reasons discussed below, staff disagrees with the Commenter's finding that the property's association with Frank R. Lidell, the first owner and a hobbyist painter who helped found two early arts clubs, makes it significant under local Criteria 1 and 2. It is also not eligible under Glendale Criterion 5 because properties must be nominated by their owner for this criterion to be applicable. Given staff's assessment based on the information supplied in the DPR form, we cannot find the association with Lidell to possibly be of statewide or national significance.

While the California Art Club (CAC), founded in 1909 by Lidell and other members of the earlier Los Angeles-based Painters Club, continues to exist and has played some role in the state's cultural history, the DPR form has scant information about the club itself or Lidell's role within either the club or the broader cultural heritage of Los Angeles or California. He was the first CAC president, serving for one year, but his role beyond that fact remains unknown. The information presented in the DPR form is not enough to support the

the statement that Lidell was "a person important in our past who performed significant achievements at the subject property." The DPR form also states that he was a "significant California Plein Air painter" without providing any information to back the assertion. Additionally, an attempt is made to give the garage at the subject property heightened significance for its association with Lidell, with the DPR stating that, "...[it] is reasonably obvious that Lidell used it as the studio where he sometimes painted and would have kept his paint supplies." Even if Lidell were a significant historic figure, this speculation is not supported by any evidence. See Responses 1-2 and 1-4 for further discussion relating to the garage.

SECTION B - MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The following mitigation measures shall apply to the proposed multi-family development project, located at 534 and 538 North Kenwood Street, to reduce identified impacts to less than significant levels.

BIOLOGICAL RESOURCES

- MM-1** The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry comments dated November 16, 2018, which shall include the following:
- Four (4) replacement trees shall be planted on site by substituting the proposed four (4) Toyon species, proposed on the landscape plan, with four (4) scrub oak (*Quercus Berberidifolia*).
 - The four (4) replacement trees shall be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period.
 - The four (4) replacement trees shall be indicated on the final landscaping plan.
 - The applicant shall pay ITP permit fees as determined by the City Arborist.

Monitoring Action: Plan Review

Timing: Prior to Building Permit issuance (plan review)
For a period of three years after project completion

Responsibility: Director of Public works

CULTURAL RESOURCES

- MM-2** The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Environmental, Inc. dated ~~May 19, 2017~~ July 23, 2019, for restoration and rehabilitation of the single-family residence. **The Project shall specifically include and address the following:**

- Detailed photographic documentation of all existing conditions shall be provided by the applicant prior to construction. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, siding, rafters, doors, and porch elements;
- The applicant shall retain, repair, and reuse all exterior materials including original wood siding (shingles), wood windows, and doors whenever possible.
- If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind.

- MM-3** If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.

Monitoring Action: Plan Review; site inspection

Timing: Prior to issuance of development permits (plan review)
Prior to building final inspection

Responsibility: Director of Community Development

Agreement to Proposed Mitigation Measures and Mitigation Monitoring Program

I/WE THE UNDERSIGNED PROJECT APPLICANT(S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE.)

Signature of the Project Applicant(s)

Dated:

Signature of the Project Applicant(s)

Dated:

**SECTION C & D - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY
CHECKLIST**



**PROPOSED
MITIGATED NEGATIVE DECLARATION**

12-Unit Multi-Family Residential
Case Nos. PDR 1525251 and PAE 1827399
534 and 538 North Kenwood Street

The following Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale.

Project Title/Common Name: 12-Unit Multi-Family Residential Project

Project Location: 534 and 538 North Kenwood Street, Glendale, Los Angeles County

Project Description:

The proposed project involves demolition of an existing one-story Colonial Craftsman style single-family residence (built in 1922 and altered in 1928) located at 538 North Kenwood Street, preservation and rehabilitation of an existing two-story Aeroplane Craftsman Style single-family residence (built in 1913) located at 534 North Kenwood Street, and construction of a new 11-unit, three-story residential building, for a total of 12 residential units on two adjoining lots totaling 15,000 square feet in area (0.34 acres), in the R-1250 (High Density Residential) zone. The existing two detached two-car garages located on the project site will be demolished and a total of 27 parking spaces will be provided for the project including 26 parking spaces in a new one-level subterranean parking garage, and one unenclosed parking with access from the public alley along the east boundary of the project site. The project includes common open space, private open spaces, and landscaping. The project site contains a Coast live oak tree (14 inches in diameter), which is protected by the City's Indigenous Tree Protection Ordinance. The oak tree is located between two existing single-family residences at 534 and 358 North Kenwood Street and is proposed to be removed.

The applicant has requested the approval of an Administrative Exception to exceed the allowable lot coverage by 2.48 percent (the maximum allowed lot coverage is 50 percent). The project also requires approval from the Design Review Board for the design.

Project Type: Private Project Public Project

Project Applicant: Hamlet Zohrabians
3467 Ocean View Blvd, Suite B
Glendale, CA 91208

Findings: The Director of Community Development, on **May 10, 2019**, after considering an Initial Study prepared by the Planning Division, found that the above referenced project, as mitigated, would not have a significant effect on the environment and instructed that a Mitigated Negative Declaration be prepared.

Mitigation Measures: See attached Mitigation Monitoring and Reporting Program (MMRP)

Attachments: Initial Study Checklist

Contact Person: Aileen Babakhani, Planning Associate
City of Glendale Community Development Department
633 East Broadway Room 103
Glendale, CA 91206-4386
Tel: (818) 937-8331; Fax: (818) 240-0392

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The following mitigation measures shall apply to the proposed multi-family development project, located at 534 and 538 North Kenwood Street, to reduce identified impacts to less than significant levels.

BIOLOGICAL RESOURCES

- MM-1** The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry comments dated November 16, 2018, which shall include the following:
- a) Four (4) replacement trees shall be planted on site by substituting the proposed four (4) Toyon species, proposed on the landscape plan, with four (4) scrub oak (*Quercus Berberidifolia*).
 - b) The four (4) replacement trees shall be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period.
 - c) The four (4) replacement trees shall be indicated on the final landscaping plan.
 - d) The applicant shall pay ITP permit fees as determined by the City Arborist.

Monitoring Action: Plan Review

Timing: Prior to Building Permit issuance (plan review)
For a period of three years after project completion

Responsibility: Director of Public works

CULTURAL RESOURCES

- MM-2** The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Environmental, Inc. dated ~~May 19, 2017~~ July 23, 2019, for restoration and rehabilitation of the single-family residence. The Project shall specifically include and address the following:
- a) Detailed photographic documentation of all existing conditions shall be provided by the applicant prior to construction. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, siding, rafters, doors, and porch elements;
 - b) The applicant shall retain, repair, and reuse all exterior materials including original wood siding (shingles), wood windows, and doors whenever possible.
 - c) If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind.
- MM-3** If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing

work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.

Monitoring Action: Plan Review; site inspection

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

Prior to building final inspection

Responsibility: Director of Community Development

AGREEMENT TO PROPOSED MITIGATION MEASURES AND MITIGATION MONITORING PROGRAM

I/WE THE UNDERSIGNED PROJECT APPLICANT(S), HEREBY AGREE TO MODIFICATION OF THE PROJECT TO CONFORM WITH THE IMPACT MITIGATION MEASURES AND THE MITIGATION MONITORING PROGRAM SPECIFIED HEREIN REGARDLESS OF CHANGE OF OWNERSHIP. IF I/WE DISAGREE WITH ANY RECOMMENDED MITIGATION MEASURES OR ALL OR PART OF THE MITIGATION MONITORING PROGRAM, IN LIEU OF MY/OUR SIGNATURE HEREON, I/WE MAY REQUEST RECONSIDERATION OF THE MATTER UPON SUBMITTAL OF THE APPLICABLE FEE AND DOCUMENTATION IN SUPPORT OF MY/OUR POSITION ON SAID MITIGATION MEASURES AND/OR MITIGATION MONITORING PROGRAM. (THE ENVIRONMENTAL AND PLANNING BOARD ~~BOARD~~ WILL RECONSIDER THE ISSUES AND TAKE ACTION AS DEEMED APPROPRIATE).

Signature of Project Applicant(s)

Date:

Signature of Project Applicant(s)

Date:



INITIAL STUDY CHECKLIST
 12-Unit Multi-Family Residential Project
 534 and 538 North Kenwood Street

1.	Project Title: 12-Unit Multi-Family Residential Project
2.	Lead Agency Name and Address: City of Glendale Community Development Department Planning Division 633 East Broadway, Room 103 Glendale, CA 91206
3.	Contact Person and Phone Number: Aileen Babakhani, Planning Associate Tel: (818) 937-8331 Fax: (818) 240-0392
4.	Project Location: 534 and 538 North Kenwood Street, Glendale, Los Angeles County
5.	Project Sponsor's Name and Address: Hamlet Zohrabians 3467 Ocean View Blvd, Suite B Glendale, CA 91208
6.	General Plan Designation: High Density Residential
7.	Zoning: R-1250(High Density Residential) Zone
8.	Description of the Project: The proposed project involves demolition of an existing one-story Colonial Craftsman style single-family residence (built in 1922 and altered in 1928) located at 538 North Kenwood Street, preservation and rehabilitation of an existing two-story Aeroplane Craftsman Style single-family residence (built in 1913) located at 534 North Kenwood Street, and construction of a new 11-unit, three-story residential building, for a total of 12 residential units on two adjoining lots totaling 15,000 square feet in area (0.34 acres), in the R-1250 (High Density Residential) zone. The existing two detached two-car garages located on the project site will be demolished and a total of 27 parking spaces will be provided for the project including 26 parking spaces in a new one-level subterranean parking garage, and one unenclosed parking with access from the public alley along the east boundary of the project site. The project includes common open space, private open spaces, and landscaping. The project site contains Coast live oak tree (14 inches in diameter), which is protected by the City's Indigenous Tree Protection Ordinance. The oak tree is located between two existing single-family residences at 534 and 358 North Kenwood Street and is proposed to be removed. The applicant has requested the approval of an Administrative Exception to exceed the allowable lot coverage by 2.48 percent (the maximum allowed lot coverage is 50 percent). The project also requires approval from the Design Review Board for the design.
9.	Surrounding Land Uses and Setting: <u>North:</u> Multi-family Residential Uses <u>South:</u> Multi-family Residential Uses <u>East:</u> Multi-family Residential Uses <u>West:</u> Multi-family Residential Uses
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). None

11. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards / Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Aileen Babakhani
 Prepared by: _____

5/8/19
 Date: _____

Signature of Director of Community Development or his or her designee authorizing the release of environmental document for public review and comment.

[Signature]
 Director of Community Development: _____

5/9/19
 Date: _____

12. Environmental Factors Potentially Affected:

The following section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

A. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

1) *Have a substantial adverse effect on a scenic vista?*

No Impact. No scenic vistas, as identified in the Open Space and Conservation Element (January 1993), exist within or in proximity to the project site. Therefore, no impacts to scenic vistas would result from project implementation.

Mitigation Measures: No mitigation measures are required.

2) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. No state scenic highway is located adjacent to, or within view of the project site. No impacts to scenic resources within a State scenic highway would occur.

Mitigation Measures: No mitigation measures are required.

3) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less Than Significant Impact. The project site is located in an urbanized area and surrounded by single-family and multi-family residential buildings. The nearby buildings were built during various time periods in variety of architectural styles. The proposed development is similar in use, scale, and style of the neighboring buildings. The project site contains one Coast Live Oak tree (14-inches in diameter). The City's Urban Forestry Division reviewed and evaluated the project and granted the

removal of the oak tree due to its location in relation to the proposed development subject to mitigation (See Section D.5 below for discussion of mitigation measures).

Review and approval of the Design Review Board in regard to the site planning, mass and scale, architecture, materials, and landscaping along with compliance with the zoning standards and City's Comprehensive Design Guidelines would ensure that the project would not substantially degrade the existing visual character or quality of the site and its surroundings. The applicant's request for a deviation from the Zoning Code to exceed the allowable lot coverage by 2.48 percent would not significantly impact the scenic quality since the proposed 4,220 square feet of landscaping and open space, which is 470 square feet more than required open space landscaped area, will be provided on the site. With the mitigation measures consistent with the applicable standards, impacts to visual character and quality of the site are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

4) ***Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

Less Than Significant Impact. Day and nighttime lighting for the project would only represent a slight increase above existing conditions and would be similar to the existing multi-family buildings within the project vicinity. Therefore, no significant impacts associated with day and nighttime lighting is anticipated.

Mitigation Measures: No mitigation measures are required.

B. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Code section 51104(g))?				
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

- 1) ***Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

No Impact. There is no prime farmland, unique farmland, or farmland of statewide importance within or adjacent to the proposed project site and no agricultural activities take place on the project site. No agricultural use zone currently exists within the City, nor are any agricultural zones proposed. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 2) ***Conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact. The proposed project site is located in an urbanized area, developed with other buildings similar in use, scale, and style to the proposed structure. No portion of the project site is proposed to include agricultural zoning designations or uses, nor do any such uses exist within the city under the current General Plan and zoning. There are no Williamson Act contracts in effect for the project site or surrounding vicinity. No conflicts with existing zoning for agricultural use or Williamson Act contract would result. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 3) ***Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

No Impact. There is no existing zoning of forest land or timberland in the City of Glendale. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Result in the loss of forest land or conversion of forest land to non-forest use?***

No Impact. There is no forest land within the City of Glendale. No forest land would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. There is no farmland or forest land in the vicinity of or on the proposed project site. No farmland would be converted to non-agricultural use and no forest land would be converted to non-forest use under the proposed project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

C. AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?				X
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

1) ***Conflict with or obstruct implementation of the applicable air quality plan?***

No Impact. The project site is located within the City of Glendale, which is part of the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency responsible for preparing the Air Quality Management Plan (AQMP) for the Basin. Since 1979, a number of AQMPs have been prepared. The most recent comprehensive plan fully approved by the U.S. Environmental Protection Agency (U.S. EPA) is the 2016 Air Quality Management Plan (AQMP), which includes a variety of strategies and control measures.

The AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds. Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP.

Population growth associated with the Project is included in the Southern California Association of Governments (SCAG) projects for growth in the City of Glendale. The proposed project would not result in population and housing growth that would cause growth in Glendale to exceed the SCAG

forecast, because the project is consistent with the General Plan and therefore is included in SCAG's growth projections. Consequently, implementation of the proposed project would be consistent with AQMP attainment forecasts and with applicable air quality plans. No impact would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?***

Less Than Significant Impact. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants are a result of past and present development, and the Southern California Air Quality Management District (SCAQMD) develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are relevant in the determination of whether a project's individual emissions would have cumulatively significant impact on air quality.

The proposed project involves demolition of an existing one-story, 2,040 square-foot single-family residence, preservation and rehabilitation of an existing two-story, 1,890 square-foot single-family residence, and construction of a new 11-unit, 14,835 square-foot residential building with underground, one-level parking garage. A total of 3,870 cubic yards of soil will be graded and exported offsite. A quantitative analysis was conducted to determine whether proposed construction and operational activities may result in emissions of criteria air pollutants that may cause exceedance of the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS), or contribute to existing nonattainment of ambient air quality standards. Pollutants that are evaluated herein include reactive organic gases (ROG) and oxides of nitrogen (NOx), which are important because they are precursors to O₃, as well as CO, sulfur oxides (SO_x), PM₁₀, and PM_{2.5}.

Construction of the project would result in the temporary addition of pollutants to the local air shed caused by on-site sources (i.e., off-road construction equipment, soil disturbance, and ROG off-gassing) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and for dust, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated with a corresponding uncertainty in precise ambient air quality impacts.

Criteria air pollutant emissions associated with temporary construction activities were quantified using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. Implementation of the project would generate air pollutant emissions from entrained dust, off-road equipment, vehicle emissions, and architectural coatings. Entrained dust results from the exposure of earth surfaces to wind from the dirt direct disturbance and movement of soil, resulting in PM₁₀ and PM_{2.5} emissions. The project would be required to comply with applicable rules under SCAQMD Rule 403 to control dust emissions generated during grading activities. Standard construction practices that would be employed to reduce fugitives dust emissions include watering of the active sites. Internal combustion engines used by construction equipment, vendor trucks (i.e., delivery trucks), and workers vehicles would result in emissions of ROG, NO_x, CO, PM₁₀, and PM_{2.5}.

Results from the model indicate that the proposed project would not exceed thresholds for construction, area, or operational impacts. A summary of the results are attached. As a result, less than significant impacts will occur.

3) **Expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact. The project site is surrounded by sensitive receptors that include single-family and multi-family dwellings. The applicant would be required to adhere to the South Coast Air Quality Management District (SCAQMD) Rule 403-Fugitive Dust, which would further reduce the less than significant impact related to construction-related impacts identified in Response C.2 above. Therefore, the project would not expose sensitive receptors to a substantial pollutant concentration or create emissions that exceed known thresholds. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

4) **Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Less Than Significant Impact. Construction activity associated with the proposed project may generate detectable odors. However, any detectable odors would be associated with initial construction and would be considered short-term. Significant long-term odor impacts are not anticipated to occur from the project since it is a residential use. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

D. **BIOLOGICAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native				X

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
wildlife nursery sites?				
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

- 1) ***Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

No Impact. The proposed project is located in an area that has been urbanized for many years. The area was originally developed with single-family residences dating back to the early 1900's and later redeveloped with multi-family residential buildings. The area of the project is not identified as a Significant Ecological area in the City's Open Space and Conservation Element. No wildlife species other than those, which can tolerate human activity and/or are typically found in urban environments are known to exist onsite or in the vicinity of the site. These human-tolerant species are neither sensitive, threatened, nor endangered. Implementation of the project would not result in any impact to species identified as endangered, threatened, sensitive or being of special concern by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 2) ***Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. No riparian habitat and/or other sensitive natural communities are present within the vicinity, and no such areas are present onsite or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 3) ***Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

No Impact. The proposed project is located in an area that has been heavily urbanized for many years. No federally protected wetlands are present within the vicinity, and no such areas are present onsite or adjacent to the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

No Impact. The proposed project is located in an area that has been urbanized for many years and has been substantially modified by human activity. Implementation of the proposed project will not interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Less Than Significant Impact With Mitigation Incorporated. The Glendale Municipal Code, Section 12.44 (Indigenous Trees), contains guidelines for protection and removal of six different native or indigenous species of trees that include Coast Live Oak, Valley Oak, Mesa Oak, Scrub Oak, California Sycamore, and California Bay, which measure six inches or more in diameter breast height (DBH).

The proposed project is located in the area that has been heavily urbanized. One Coast Live Oak tree (14 inches in diameter) was identified on the project site. The oak tree is located between two existing dwelling units at 534 and 358 North Kenwood Street. Removing the oak tree is unavoidable due to the construction activities including demolition and excavation, occurring within the dripline of the oak tree. The City's Urban Forestry Division evaluated the project and granted the removal of the oak tree providing the following comments and conditions. A mitigation measure has been added to the project requiring the applicant to plant four replacement trees and insuring their survival for a period of three years that would reduce impact to less than significant.

Mitigation Measures: The following mitigation measure would reduce impacts to less than significant levels.

- MM-1** The applicant shall obtain an Indigenous Tree Permit (ITP) prior to building permit issuance for the removal of the existing Coast Live Oak tree on the project site and comply with the City's Urban Forestry comments dated November 16, 2018, which shall include the following:
- a) Four (4) replacement trees shall be planted on site by substituting the proposed four (4) Toyon species, proposed on the landscape plan, with four (4) scrub oak (*Quercus Berberidifolia*).
 - b) The four (4) replacement trees shall be guaranteed to survive three (3) years after planting and shall be replaced if they die within the three (3) year period.
 - c) The four (4) replacement trees shall be indicated on the final landscaping plan.
 - d) The applicant shall pay ITP permit fees as determined by the City Arborist.

6) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan has been adopted to include the project site. Therefore, the project would not conflict with any such plans. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

E. **CULTURAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

1) **Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

Less Than Significant Impact with Mitigation Incorporated. The project site is currently developed with two single-family dwelling units located at 534 and 538 North Kenwood Street. Each dwelling has a detached two-car garage. The house at 534 North Kenwood Street was constructed in 1913 and the house at 538 North Kenwood Street was constructed in 1922 and altered in 1928. The house at 534 North Kenwood is a two-story, 1,890 square-foot house, designed in Aeroplane Craftsman style. The house at 538 North Kenwood Street is one-story, 2,040 square-foot in size, and designed in a Colonial Craftsman style. Although the existing residences are not currently listed on the Glendale Register of Historic Resources or the National Register of Historic Places, the two-story house at 534 North Kenwood Street was assigned a California Historical Resource Status Code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation) in the 2007 Craftsman Survey and the 2018 South Glendale Historic Resources Survey. This makes the property a historical resource pursuant to Section 15064.5 (a) of the California Environmental Quality Act (CEQA). The one-story house at 538 North Kenwood Street was determined to be ineligible for listing at the local level although it does warrant special consideration in local planning (California Historical Status Code of 6L); therefore, it is not considered a historic resource under the California Environmental Quality Act (CEQA).

Staff determined that the house at 538 North Kenwood Street was not eligible for designation at the Local, State, or Federal level; however, the existing house at 534 North Kenwood Street does meet the criteria for listing on the Glendale Register of Historic Resources would be eligible for the Glendale Register of Historic Resources under Criterion 3 1 and 3 as it “embodies the distinctive...characteristics of an architectural style, architectural type, [or] period...”. The 2007

Craftsman Survey found it eligible under Criterion 3 for the quality of its architecture and as a rare example of the Airplane sub-style. The 2018 South Glendale survey found it eligible under Criterion 1 as a highly intact example of Glendale's early residential development. Staff believes the house remains eligible under Criterion 3 and, as of this writing, is uncertain as to why the latter survey did not make this finding. Regardless, the house is unquestionably eligible for local listing with staff finding it eligible under Criteria 1 and 3.

The current project is proposing to demolish the house and two-car garage at 538 North Kenwood Street, demolish the detached two-car garage at 534 North Kenwood Street (it is not considered to be a contributing feature of the property and it is in poor condition), restore and preserve the existing two-story house at 534 North Kenwood Street, and construct a new 11-unit apartment building on the remaining portion of the two properties. The proposal allows for reasonable development of the site in accordance with the City of Glendale's Zoning Ordinance as well as the General Plan Land Use Designation of high density residential, while retaining the overall historic character of the house and its ongoing eligibility for listing on the Glendale Register of Historic Resources.

The proposed project will meet the Secretary of the Interior's Standards for Rehabilitation. It will therefore not have any substantial adverse change to the cultural resource. A design review and rehabilitation plan for the house at 534 North Kenwood Street was prepared in May of 2017 and updated on July 23, 2019, by Sapphos Environmental, Inc. to guide the project and ensure it complies with the Secretary of the Interior's Standards for Rehabilitation. The plan documents character-defining features of the house and recommends treatment plans for architectural features including roof, rafter tails, gable vents, cross-bracing, fascia boards, wood shingle siding, primary wood entrance with side lights, wood French doors with decorative and unique muntins, porch, concrete piers, and original fenestrations including casement and hung wood windows with decorative and unique muntins. The proposal will retain and restore ~~the significant all~~ character defining-features where renewer possible, feasible and all replacement features will be compatible with the design and materials of the historic house. A small early addition at the second floor of the side and rear elevation (northeast corner) was constructed at an unknown date and blends with the architecture of the house. The addition features one 15-light wood casement window and five window openings that are either boarded up or the windows have been removed or have been replaced with a jalousie or louvered windows. The project will retain the small early addition and convert it to a bathroom; however, the proposal calls to remove the 15-light casement window and five other window openings (non-original windows) in the area of the addition and replace them with two smaller windows compatible with the existing original window type, size, and materials. The window openings and surroundings including sill and lintels will be retained as false windows and the four window openings will be fully closed and infilled with new shingle siding (to match existing/original wood shingles) set back within the openings so the original window configuration will continue to be legible. Two of the six window openings will be partially closed and two new wood windows (small windows) will be installed within the existing window openings in result of the interior remodeling.

As proposed, the property at 534 North Kenwood Street will retain all of its character-defining features including the overall shape of the building, materials, craftsmanship, decorative detailing, and also its site and setting. The scale, massing, and setback contribute to the setting of the building; however, the block of Kenwood Street, where the house is located, has largely been developed with apartment buildings which do not contribute to the building's setting. The house will continue to convey the significance of its architectural design, typology, and period of construction and will

remain eligible for the Glendale and California Register. This will reduce potentially significant impacts to a less than significant level.

The National Park Service defines rehabilitation as, "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The Secretary of the Interior's Standards for Rehabilitation are a set of federal guidelines for the treatment of historic properties. There are ten standards, each of which is listed below and analyzed to address the subject project.

Standard 1 - A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. There is no change proposed to the use of the building on the property. The existing building will be restored and continue as a residential use.

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. The historic character of the property including its distinctive materials and features, will be retained and preserved through the restoration of exterior elevations. The primary façade of the building will be retained and repaired including wood windows with decorative and unique muntins, primary entry, French doors, concrete porch and piers, rafter tails, cross-bracing, and fascia boards. The existing wood shingle siding and windows at the side and rear façade will be repaired to the extent feasible whenever possible or replaced in kind. If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind. (Mitigation Measure 2-c). Therefore, the project complies with Standard for Rehabilitation No. 2. If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, a mitigation measure (MM-3) has been added to the project requiring the applicant to modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Planning staff site inspection is also required prior to final building inspection.

Standard 3 - Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. A small early addition located at the northeast corner of the second-floor (side and rear façade), which was built at an unknown date will be retained. The project proposes to remove a wood 15-light casement window and five window openings in the area of the addition and replace them with two smaller windows (one window on each facade) in keeping with the existing windows in terms of the size, material, shape, and operation. The existing original wood windows have wide wood surrounds and extended lintels. However, the existing six window openings and surroundings including sills and lintels (in the area of the small early addition) will be retained as false windows. Four window openings will be fully closed and infilled with new shingle siding to match existing/original wood shingles, which will set back within the openings so the original window configuration will continue to be legible. Two of the six window openings will be partially closed and two new wood windows (small windows) will be installed within the existing window openings in result of the interior remodeling. Therefore, the building will not change in a manner that creates a false sense of historical development. Furthermore, the new construction of the apartment building on-site will reflect, but not be imitative,

of the historic structure's style. The proposed three-story configuration of the new units is an unavoidable result of the applicants desire to add marketable units to the site. Efforts to articulate the new units are relatively successful given the site and programmatic constraints. Staff believes that the new and old structures are clearly differentiated and that there is not a false sense of historical development.

Standard 4 - Changes to a property that have acquired historic significance in their own right will be retained and preserved. The small early addition at second floor is not visible from the public right of way; however, it will be retained and rehabilitated. There are no other apparent changes to the property that have gained significance over time. Therefore, the project complies with Standard for Rehabilitation No. 4.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. The project complies with this standard because no distinctive, character-defining aspects of the house will be lost. The original windows throughout the house and windows with distinctive and unique muntins (front façade), French doors, and primary entry will be repaired. All other exterior portions of the house will be retained and repaired whenever possible to the extent feasible or replaced in kind if the exterior materials are too deteriorated to be repaired and reused. The applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind (see MM2-c). The project is proposing to maintain the small early addition at the second floor of the house but replace its non-original windows (which are not considered distinctive features) to two new wood single pane windows to match the existing original windows. The location of the window openings in the area of the small early addition will be closed and covered with new shingle siding to match the existing siding. However, the layout of the window openings and surroundings including sills and lintels will be retained as false windows and new siding will set back within the openings so the original window configuration will continue to be legible. The mitigation measures (MM-2 and MM-3) will ensure this standard is met.

Standard 6 - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. The Design Review and Rehabilitation Plan (dated July 23, 2019) calls for the repair of all deteriorated historic features whenever possible to the extent feasible or replaced in kind if damaged to the point where repair is not possible. There are no major missing architectural features to be replaced. The mitigation measures (MM-2 and MM-3) will ensure this standard is met.

Standard 7 - Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. As proposed, the project would not undertake chemical or physical treatments that could damage the historic materials of the building which is in keeping with this standard. The mitigation measures (MM-2 and MM-3) will ensure this standard is met.

Standard 8 - Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. It is highly unlikely that archaeological resources are found during ground disturbance; however, if any archaeological

resources are discovered during the construction and ground excavation, standard City protocols regarding the discovery of potential below-grade historic resources will address this issue, allowing the project to meet this standard. Furthermore, the Rehabilitation Plan indicates that in the event of archaeological resources discovery, work will stop in that area until the find can be evaluated by a qualified archaeologist(s).

Standard 9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. No addition will be added to the house; however, the small early addition located at the northeast corner of the second-floor which was built at an unknown date will be retained. The project proposes to remove a wood 15-light casement window and five window openings in the area of the addition and replace them with two smaller windows (one window on each side) in keeping with the existing windows in terms of the size, material, shape, and operation. No other new construction will occur and the exterior alterations will not destroy historic materials and features. Therefore, the project meets this standard. Furthermore, the new apartment building will have horizontal siding and hung windows with trim and sill which help harmonize the new building's design with the historic house. The new apartment building paint palette will help differentiate the old and new designs. The new building will affect the immediate setting of the house; however, the historic setting of the area has already been dramatically altered.

Standard 10 - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The construction of the new apartment building will still make the project meet this standard. If the new apartment building is demolished in the future, the essential form and integrity of the historic house will remain intact and unimpaired. As mentioned previously, the new building will change the immediate setting of the house; however, the historic setting of the area has already been dramatically altered.

Mitigation Measures: Compliance with the following mitigation measures will reduce potentially significant impacts on the historic resource to less than significant.

- MM-2** The development of the new three-story, multi-family residential building and preservation of the existing two-story, single-family residence at 534 North Kenwood Street shall comply with the Secretary of the Interior's Standards for Rehabilitation and shall follow the "Design Review and Rehabilitation Plan" prepared by Sapphos Environmental, Inc. dated ~~May 19, 2017~~ July 23, 2019, for restoration and rehabilitation of the single-family residence. The Project shall specifically include and address the following:
- a) Detailed photographic documentation of all existing conditions shall be provided by the applicant prior to construction. The photographs must clearly show all details of individual features of the house which includes but is not limited to the windows, siding, rafters, doors, and porch elements;
 - b) The applicant shall retain, repair, and reuse all exterior materials including original wood siding (shingles), wood windows, and doors whenever possible.

c) If the exterior materials are too deteriorated to be repaired and reused, the applicant shall notify Planning staff for review and approval of replacement materials, which shall be in kind.

MM-3 If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval.

2) ***Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?***

Less Than Significant Impact. The project site has already been developed and disrupted. Any archaeological resources, which may have existed at one time (on or beneath the site), have likely been previously disturbed or destroyed. Nonetheless, construction activities associated with project implementation have the potential to unearth undocumented resources. In the event that archaeological resources are discovered during project subsurface activities, all earth-disturbing work within a 100-meter radius (328 feet) must be temporarily suspended or redirected until an archaeologist meeting the Secretary of the Interior's Standards Professional Qualification Standards has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

3) ***Disturb any human remains, including those interred outside of formal cemeteries?***

Less Than Significant Impact. The project site is located within a heavily urbanized area and has been previously developed. No known burial sites exist within the vicinity of the project site or surrounding area. Furthermore, notice was given to the Fernandeno Tataviam of Mission Indians and Soboba Band of Luiseno Indians on April 6, 2018, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Consultation was not requested by either tribe within 30-days of the notice. Nonetheless, if human remains are encountered during excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as a consultant on how to proceed with the remains (i.e., avoid removal or reburial). With implementation of this standard requirement, no significant impact is anticipated.

Mitigation Measures: No mitigation measures are required.

F. ENERGY

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

1) ***Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

Less Than Significant Impact. The construction of the project would require consumption of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil, natural gas, and gasoline) for automobiles and construction equipment, and other resources including, but not limited to, lumber, sand, gravel, asphalt, metals, and water. Construction would include energy used by construction equipment and other activities at the project site (e.g., building demolition, excavation, paving), in addition to the energy used to manufacture the equipment, materials, and supplies and transport them to the project site. Energy for maintenance activities would include day-to-day upkeep of equipment and systems, as well as energy embedded in any replacement equipment, materials, and supplies. It is expected that nonrenewable energy resources would be used efficiently during construction and maintenance activities given the financial implications of inefficient use of such resources. Therefore, the amount and rate of consumption of such resources during construction and maintenance activities would not result in the unnecessary, inefficient, or wasteful use of energy resources.

Operation of the project would involve consumption of electricity and natural gas; however, these resources are already consumed on the project site, and an incremental increase in the consumption of these resources associated with the project operation would not represent unnecessary, inefficient, or wasteful use of resources. The project would be designed to comply with Title 24 Building, Energy, and Green Buildings Standards (California Building Code, Title 24, Parts 4, 6 and 11); therefore, the project consumption of energy resources would be less than significant.

Mitigation Measures: No mitigation measures are required.

2) ***Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

Less Than Significant Impact. As described above, the new multi-family residential building's energy efficiency would, at a minimum, comply with the California Energy Code and the California Building Code. As such, the project would not conflict with or obstruct state or local plan for renewable energy or energy efficiency.

Mitigation Measures: No mitigation measures are required.

G. GEOLOGY AND SOILS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

1) ***Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:***

i) ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***

Less Than Significant Impact. According to the City's Safety Element (August 2003), the project site is not within an established Alquist-Priolo Fault Zone for surface fault rupture hazards. Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the project site. Therefore, impacts from the rupture of a seismic fault are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

ii) ***Strong seismic ground shaking?***

Less Than Significant Impact. The project site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. As identified in the City's Safety Element (August 2003), the project site is not located within a mapped liquefaction hazard zone. Therefore, no impacts related to liquefaction would occur.

Mitigation Measures: No mitigation measures are required.

iv) Landslides?

No Impact. As identified in the City's Safety Element (August 2003), the project site is not located within a mapped landslide hazard zone. Therefore, no impacts related to landslides would occur.

Mitigation Measures: No mitigation measures are required.

2) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Construction activity associated with the proposed project development may result in wind and water driven erosion of soils due to grading activities if soil is stockpiled or exposed during construction. However, this impact is considered short-term in nature since the site would expose small amounts of soil during construction activities. Further, as part of the proposed project, the applicant would be required to adhere to conditions under the Glendale Municipal Code Section 13.42.060 to prepare and administer a plan that effectively provides for a minimum stormwater quality protection throughout project construction. The plan would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to less than significant. In addition, the applicant would be required to adhere to South Coast Air Quality Management District (SCAQMD) Rule 403—Fugitive Dust, which would further reduce the impact related to soil erosion to less than significant.

Mitigation Measures: No mitigation measures are required.

3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an onsite or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As identified in the City's Safety Element (August 2003), the project site is not located within a mapped liquefaction hazard zone. The relatively flat topography of the project site precludes both stability problems and the potential for lurching, which is earth movement at right angles to a cliff or steep slope during ground shaking. As previously discussed, the project is not subject to hazards such as landslides and liquefaction.

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface that can result in a gradual lowering of the ground level. No regional subsidence as a result of groundwater pumping has been reported in the Glendale area. Therefore, the potential for ground collapse and other adverse effects due to subsidence on the project site is considered low.

In order to minimize damage due to geologic hazards, design and construction of the proposed project would comply with applicable building codes. Therefore, impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction and collapse would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 4) ***Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?***

Less Than Significant Impact. The soils underlying the project site and surrounding area are considered to have a low expansion potential. In addition, development of the project will be required to comply with applicable building codes which would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. No significant impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

- 5) ***Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

No Impact. Septic tanks will not be used for the proposed project. The proposed project would connect to and use the existing sewage conveyance system. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 6) ***Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Less Than Significant Impact. Plant and animal fossils are typically found within sedimentary rock deposits. Most of the City of Glendale consists of igneous and metamorphic rock, and the local area is not known to contain paleontological resources. Nonetheless, paleontological resources may possibly exist at deep levels and could be unearthed with implementation of the project. In the event that paleontological resources are unearthed during the project-related subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, less than significant impact would occur.

Mitigation Measures: No mitigation measures are required.

H. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

1) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less Than Significant Impact. Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. GHG as defined under AB 32 includes: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020 by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The Southern California Association of Governments (SCAG) has prepared the region's Sustainable Communities Strategy (SCS), which is part of the Regional Transportation Plan (RTP). Glendale has an adopted Greener Glendale Plan which meets regional greenhouse gas reduction targets, as established by SCAG and adopted by the ARB. The Greener Glendale Plan uses land use development patterns, transportation infrastructure investments, transportation measures and other policies that are determined to be feasible to reduce GHG.

At this time no air agency, including the SCAQMD, has adopted applicable project-level significance thresholds for GHGs emissions. AB 32 did not set a significance threshold for GHG emissions, although EPA, CARB or another agency may issue regulations at some point which may set forth significance criteria for CEQA analysis. In the interim, none of the CEQA Guidelines, the CEQA Air Quality Handbook, the Air Quality Management Plan, or the SCAQMD set forth applicable significance thresholds for GHG emissions.

Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the project's very small and essentially temporary (primarily from construction) increase in emissions could cause a measurable increase in global GHG emissions necessary to force global climate change.

CEQA Guidelines Section 15130(f) clarifies that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis. CEQA Guidelines Section 15064.4 recommends consideration of qualitative factors that may be used in the determination of significance, including the extent to which the project complies with regulations or requirements adopted to implement a reduction or mitigation of GHGs. Per CEQA Guidelines Section 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project will comply with an approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area of the project. Examples of such programs include "plans or regulations for the reduction of greenhouse gas emissions."

Since this project is consistent with Greener Glendale Strategies to reduce GHGs and the SCS prepared by SCAG consequently, this project would result in a less than cumulatively considerable impact on GHG emissions and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

2) ***Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

Less Than Significant Impact. For the reasons discussed in Response H.1 above, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

I. **HAZARDS AND HAZARDOUS MATERIALS**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

1) ***Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Less Than Significant Impact. Searches of the Department of Toxic Substance Control (DTSC) EnviroStor database and California State Water Resources Control Board GeoTracker database indicated no contamination on the project site. The federal government banned consumer use of lead-based paint (LBP) in 1978 and many, but not all, asbestos-containing materials (ACM) were banned in construction products in 1989. As the existing dwellings on the project site were constructed between 1913 and 1928, prior to the ban of these materials, it is possible that they contain LBP or ACMs. In addition, other regulated materials such as fluorescent lights may be present.

The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As such, the existing structures are required to be tested in accordance with applicable rules and regulations and remediated accordingly prior to demolition. The project would be required to comply with all applicable rules established by the SCAQMD, including Rule 403 and 402, during the construction phase of the project that would prevent dust from migrating beyond the project site. Compliance with the applicable rules and regulations would ensure that significant impacts are reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

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- 2) ***Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Less Than Significant Impact. The project would include demolition activities prior to new construction. Given the age of the structures on site, LBP and ACMs may be encountered during demolition activities. Project construction would be required to comply with applicable state regulations regarding LBP work practices, including testing and abatement. The removal of ACMs would be subject to the South Coast Air Quality Management District (SCAQMD) Rule 1403, which governs work practice requirements for asbestos in all renovation and demolition activities. Rule 1403 includes an onsite survey and notification requirements prior to beginning a project, as well as work practice standards and disposal requirements.

Additionally, under California law, fluorescent lamps cannot be disposed as municipal waste. Fluorescent tubes and bulbs may be managed as universal wastes under Title 22, Chapter 23 of the California Code of Regulations and are typically recycled. With adherence to applicable regulations, project impacts related to removal of hazardous materials during demolition would be less than significant.

Mitigation Measures: No mitigation measures are required.

- 3) ***Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. There are two public schools located approximately one quarter of mile and one-half mile from the subject site. Allan F. Daily High School is located at 222 North Jackson Street and R.D. White Elementary School is located at 744 East Doran Street. However, the project would not emit any new hazardous emissions or handle hazardous materials since residential uses are proposed. No impact would occur.

Mitigation Measures: No mitigation measures are required.

- 4) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 5) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

- 6) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

No Impact. There is no "City Disaster Response Route" located on any streets adjacent to the project site. The nearest designated street is Brand Boulevard, as identified in the City of Glendale General Plan Safety Element (August 2003). The proposed project does not involve any changes to Brand Boulevard, nor would the project result in the alteration of an adopted emergency response plan or evacuation plan. As such, no impacts to emergency response plans or emergency evacuation plans would occur as a result of the proposed project. No impact would occur.

Mitigation Measures: No mitigation measures are required.

7) ***Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

No Impact. The project site and surrounding area are characterized by features typical of the urban landscape. The project site is not within a fire hazard area as identified in the City of Glendale General Plan Safety Element. No impact would occur.

Mitigation Measures: No mitigation measures are required.

J. **HYDROLOGY AND WATER QUALITY**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface of groundwater quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

1) ***Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface of groundwater quality?***

Less Than Significant Impact. The project would be required to comply with all NPDES (National Pollutant Discharge Elimination System) requirements including pre-construction, during construction and post-construction Best Management Practices (BMPs). In addition, the project will be required to submit an approved SUSMP (Standard Urban Stormwater Mitigation Plan) to be integrated into the design of the project. As a result of the NPDES and SUSMP requirements, impacts associated with water quality standards or waste discharge requirements are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

2) ***Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

Less Than Significant Impact. The City currently utilizes water from Glendale Water and Power (GWP), which relies on primarily importing water from the Metropolitan Water District, some local groundwater basins and from the San Fernando Basin. Consequently, implementation of the proposed project would result in development that could indirectly require a slight increased use of groundwater through the provision of potable water by GWP; however, as discussed in Response S-2 below, the proposed project's water demand is within water projections. As a result, implementation of the proposed project would not substantially deplete groundwater supplies.

Per the City's Open Space and Conservation Element, the north and easterly facing slopes of the Verdugo Mountains drain into the Arroyo Verdugo drainage basin and directly feed aquifers and wells reserved exclusively for the City of Glendale. The south-facing slopes of these mountains drain into the Los Angeles River basin which feed aquifers, ground water basins and wells shared by the Cities of Glendale, Burbank and Los Angeles. The largest flood control basin is the Verdugo basin, which is located adjacent to the Oakmont Country Club in the northern portion of the city. Maps 4-21 and 4-22 of the Open Space and Conservation Element show this, as well the other basins, within the city. Per Maps 4-21 and 4-22, the subject property is not located on or within the watershed or aquifer recharge areas. No significant impacts would occur as a result of the proposed project.

Mitigation Measures: No mitigation measures are required.

3) ***Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river or through the addition of impervious surfaces, in a manner which would:***

i) ***result in substantial erosion or siltation on- or off-site;***

Less Than Significant Impact. The project site is situated on two flat lots and developed with one single-family dwelling unit on each lot. Water that falls on the site either is absorbed into the ground on-site or flows into existing city streets and drains. The applicant would be required to adhere to conditions under the NPDES (National Pollutant Discharge Elimination System) Permit set forth by the RWQCB (Regional Water Quality Control Board), and to prepare and submit a SWPPP (Storm Water Pollution Prevention Plan) to be administered throughout proposed project construction. The SWPPP would incorporate BMPs (Best Management Practices) to ensure that potential water quality

impacts from water-driven erosion during construction would be reduced to a less than significant level.

The proposed project would not change the existing drainage pattern of the site significantly. All subsequent runoff would be conveyed via streets and gutters to storm drain locations around the project site. Development of the proposed project would not require any substantial changes to the existing drainage pattern of the site or the area, nor would it significantly affect the capacity of the existing storm drain system. In addition, in accordance with Chapter 13.42, of the Glendale Municipal Code, a Standard Urban Stormwater Mitigation Plan (SUSMP) containing design features and BMPs to reduce post-construction pollutants in stormwater discharges would be required as part of the project. Impacts are considered to be less than significant as a result of the conditions and measures required by the NPDES permit, SWPPP and SUSMP.

Mitigation Measures: No mitigation measures are required.

- ii) ***substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;***

Less Than Significant Impact. There are no natural drainage features on or near the project site. The project site, in its existing condition, is occupied with the existing two dwelling units. Almost half of the lot is landscaped, which is an approximately 7,500 square-foot landscaped area. Construction activities would entail grading, excavation, and other ground-disturbing activities, which could temporarily alter surface drainage patterns and increase the potential for flooding, erosion, or siltation. However, the project would be required to comply with the NPDES Construction General Permit, which would require implementation of BMPs and erosion control measures, thereby reducing the effects of construction activities on erosion and drainage patterns. The project will include a smaller landscaped area (approximately 4,220 square feet) and the amount of hardscape on the property, covered by the building footprints, will be increased slightly. However, the project will not substantially increase the rate or amount of surface runoff in a manner, which would result in a flooding on or off-site.

Mitigation Measures: No mitigation measures are required.

- iii) ***create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or***

Less Than Significant Impact. As discussed above (Response J-3.ii), post-construction stormwater runoff would increase an insignificant amount because the amount of landscaping at the project site will decrease from approximately 7,500 square feet to 4,220 square feet (approximately 3,280 square-foot decrease). Therefore, impacts relating to increased runoff to less than significant levels.

With respect to water quality, as described above in Response I-1, with implementation of BMPs mandated by the MS4 (municipal separate storm sewer systems) permit, SWQMP, and construction-related NPDES permit, water quality impacts associated with project construction and operation would be less than significant.

Mitigation Measures: No mitigation measures are required.

iv) **impede or redirect flood flows?**

Less Than Significant Impact. According to Plate P-2 by the City's Safety Element, the project site is not located within a Dam Inundation Zone that would be inundated during the failure of an up-gradient water reservoir or dam. Additionally, FEMA Flood Maps do not identify the project site to be located within a 100-year flood zone. The project site is located with flood Zone X with a 0.2-percent annual chance of flooding or a 1-percent annual chance of flooding with an average depth of less than 1 foot. Therefore, less-than-significant flood-related impacts would occur in association with construction and operation of the project.

Mitigation Measures: No mitigation measures are required.

4) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

No Impact. Seiches are typically caused when strong winds and rapid changes in atmospheric pressure push water from one end of a body of water to the other, causing the water to oscillate back and forth for hours or even days. The proposed project site is not located downslope of any large body of water that would produce a seiche. Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. A review of the County of Los Angeles Flood and Inundation Hazards Map indicates that the site is not within the mapped tsunami inundation boundaries. Last, the project location is not located in an area susceptible to mudflow due to proximity to slopes. Surrounding the project site are other residential zoned properties with single-family and multi-family dwellings. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5) **Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

No Impact. The project site is not located within a mapped groundwater basin. The project would be required to comply with the Phase 1 MS4 permit requiring runoff to be treated using LID treatment controls, such as bio-treatment facilities and other hydro-modification features, to improve stormwater quality, and NPDES requiring the development and implementation of a SWPPP, which describes BMPs to control erosion and water quality. Therefore, the project would have a less than significant impact as it would not conflict with a water quality control plan or a sustainable groundwater management plan.

Mitigation Measures: No mitigation measures are required.

K. LAND USE AND PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Physically divide an established community?				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating			X	

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
an environmental effect?				

1) **Physically divide an established community?**

No Impact. The project site is located on an infill site, which currently contains two residential dwelling units. The project involves the demolition of an existing one-story dwelling (located at 538 North Kenwood Street), the preservation and rehabilitation of an existing two-story dwelling (located at 534 North Kenwood Street), and construction of 11-unit apartment building for a total of 12 units. The project site includes two adjoining lots totaling 15,000 square feet (0.34 acres) and is surrounded by developed lots containing multi-family and single-family buildings in a high-density residential zone. The proposed project is consistent with the development pattern in the area and is permitted use in the R-1250 zone. No established community would be divided as a result of the project. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) **Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Less Than Significant Impact. The zoning designation on the project site is R-1250 (High Density Residential) and the General Plan designation is High Density Residential. The Zoning Code allows up to 15 multi-family residential units to be constructed on the site using the density for a lot width of 90 feet or greater; however, the project consists of development of only 12 multi-family residential units (including the existing dwelling unit on-site). The proposed project complies with the Land Use Element of the General Plan, as well as the zoning standards including density, height, landscape/open space, setbacks, and parking; however, development of the project requires approval of an Administrative Exception to allow for a 2.48 percent increase (363 square feet) in the maximum allowable lot coverage (50 percent maximum lot coverage is allowed in R-1250 zone). The project will preserve the existing Aeroplane Craftsman style dwelling, which is considered a historic resource in accordance with the California Environmental Quality Act (CEQA). This would create space restriction on the site and limit the buildable area on the project site. The proposed 52.48 percent lot coverage would allow reasonable development of the site while preserving the existing historic dwelling. The project will be reviewed by the Design Review Board per Glendale Municipal Code Section 30.47, to ensure compatibility with surrounding environment. As a result, no significant impacts associated with applicable land use plans and policies would occur.

Mitigation Measures: No mitigation measures are required.

L. **MINERAL RESOURCES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

1) ***Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

No Impact. The project site located in an area that is completely urbanized for many years and is not within an area that has been identified as containing valuable mineral resources, as indicated in the City's Open Space and Conservation Element (January 1993). Therefore, development within the project site would not result in the loss of availability of a known mineral resource. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

No Impact. As indicated in Response L-1 above, there are no known mineral resources within the project site. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

M. NOISE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Generation of excessive groundborne vibration or groundborne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

1) ***Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Less Than Significant Impact. The proposed project involves demolition of the existing residence (located at 538 North Kenwood Street), preservation and rehabilitation of the existing single-family residence (located at 534 North Kenwood Street), and construction of 11 new, multi-family dwelling units. The total number of dwelling units on-site will be 12. This is a permitted use on the subject property, which is zoned R-1250 (High Density Residential). Surrounding land uses include multi-family complexes and some remaining single-family residences. As shown in the City's Noise Element, the project site is located within the 70 CNEL and over projected 2030 noise contours. The new project would be constructed to reduce interior noise to acceptable levels. All development within the project site would be constructed consistent with the State of California Building Code and would be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36) which prohibits construction activities to between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday. Compliance with the City's noise ordinance would ensure that noise impacts will be less than significant. In addition, short-term construction noise levels are not expected to exceed the standards established in the local general plan or noise ordinance, or applicable standards of other agencies. While the proposed building will produce a more intensive use than the existing condition, it is not anticipated to generate noise in excess of the limits contained in the Noise Element. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

2) ***Generation of excessive groundborne vibration or groundborne noise levels?***

Less Than Significant Impact. Excessive groundborne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction. The proposed project would be constructed using typical construction techniques. No pile driving for construction would be necessary. Thus, significant vibration impacts would not occur.

Heavy construction equipment (e.g. bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would most likely be limited to a few hours spread over several days during demolition/grading activities. Post-construction on-site activities would be limited to mechanical equipment (e.g., air handling unit and exhaust fans) that would not generate excessive ground-borne vibration or ground-borne noise. As such, ground-borne vibration and noise levels associated with the proposed project would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

No Impact. The Project site is neither located within an airport land use plan nor is it located within two miles of a public airport or public use airport. No impact would occur.

Mitigation Measures: No mitigation measures are required.

N. **POPULATION AND HOUSING**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

1) ***Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

No Impact. The proposed project involves demolition of the existing residence located at 538 North Kenwood Street, preservation and rehabilitation of the existing single-family residence located at 534 North Kenwood Street, and construction of 11 multi-family dwelling units. The total number of dwelling units on-site will be 12. As a result of the proposed project, there will be a net increase of 10 residential dwelling units. The subject site is zoned R-1250 (High Density Residential Zone) with a General Plan Land Use Designation of High Density Residential. The subject site is surrounded by other multi-family and single-family residences. The project is consistent with the zoning and land use designation of the area and the project is less than the allowable density for the zoning (15 units). Therefore, development of the project site would not induce population growth. No impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

2) ***Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

No Impact. No housing or residential populations would be displaced by development of the proposed project since the development of the project would result in net increase of 10 housing units (the total number of dwelling units on-site will be 12) and the proposed project will not displace any occupants, as the existing dwellings are currently vacant. No impacts would occur.

Mitigation Measures: No further mitigation measures are required.

O. **PUBLIC SERVICES**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,				

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

1) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:***

a) ***Fire protection?***

Less Than Significant Impact. The City of Glendale Fire Department (GFD) provides fire and paramedic services to the project site. The nearest fire station is Station No. 25, located at 353 North Chevy Chase Dr., which is approximately 1.1 miles from the project site. The project will be required to comply with the Uniform Fire Code, including installation of fire sprinklers for the new dwelling units, and to submit plans to the Glendale Fire Department at the time building plans are submitted for approval. Impacts to fire protection are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

b) ***Police protection?***

Less Than Significant Impact. The Glendale Police Department (GPD) provides police services to the project site. The nearest police facility is located at 131 North Isabel Street, which is about 0.6 miles from the subject property. The proposed project will add a net gain of 10 residential dwelling units to the area, as well as the people who will live in these units. The site is located in an urban, developed area of the city. The additional population that this project will bring is anticipated to have less than significant impact to Police services.

Mitigation Measures: No mitigation measures are required.

c) ***Schools?***

Less Than Significant Impact. Section 65995 of the Government Code provides that school districts can collect a fee on a per square foot basis for new residential units or additions to existing units to assist in the construction of or additions to schools. Such fee will be collected prior to the issuance of a building permit. Payment of these fees under the provisions of Government Code

Section 65995.5 reduces impacts that could occur as a result of the project to less than significant levels.

Mitigation Measures: No mitigation measures are required.

d) Parks?

Less Than Significant Impact. The proposed project would not involve the development or displacement of a park. The subject property and surrounding area is zoned for high density multi-family residential development and was not planned for use as a park. The project would provide landscape areas/open space in the front, side, and rear yards, as well as the courtyard, which will fulfill the landscape/open space requirement per the R-1250 zoning requirements. The total landscape/open space is 4,220 square feet. The proposed project would not result in a significant contribution to additional need for parks due to the minimal net increase of new dwelling units. Additionally, the proposed project would be subject to the park and library development impact fees. Such fees will be collected prior to the issuance of development permits. Impacts to parks are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Other public facilities?

Less Than Significant Impact. The project site is presently developed with two single-family residential units. Development of the site will result in a net increase of 10 residential units. The lots surrounding this site are developed with similar or larger multi-family residential buildings, with the exception of a few remaining single-family residences. Several public facilities are located within close proximity and walking distance of the project site. These facilities include Wilson Mini-Park, Doran Gardens Mini-Park, and Piedmont Mini-Park. The additional dwelling units that this project will provide can be adequately served by existing public facilities, including libraries. No significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

P. RECREATION

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

1) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. The incremental increase of residents to the city occupying the project's 12 units (net increase of 10 from the existing condition), is not expected to generate a substantial increase in demand for existing park or recreational facilities due to the small net increase of new residential dwelling units. As discussed in Response O-1.d above, the project applicant will be required to pay the City's Park and Library Development Impact Fee to provide for park and recreation facilities based on the current fee schedule for residential development prior to the issuance of building permit. Payment of the impact fee would result in a less than significant impact to park and recreational facilities.

Mitigation Measures: No mitigation measures are required.

2) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

Less Than Significant Impact. As indicated in Response P-1 above, the project is not anticipated to significantly increase the demand on existing parks. No significant impacts to recreation resources are anticipated with implementation of the proposed project.

Mitigation Measures: No mitigation measures are required.

Q. **TRANSPORTATION/TRAFFIC**

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
4. Result in inadequate emergency access?				X

1) ***Conflict with program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?***

Less Than Significant Impact. Construction activities for the proposed project would generate additional traffic as a result of employee vehicle trips and construction truck transport of equipment and building material during construction period. The increase in day time traffic is not considered substantial since the construction phase is short-term, approximately 18 months and will not exceed the capacity of the existing circulation system. No changes to the existing roadway network are proposed as a result of the project

To ensure all construction traffic impacts (including construction worker trips and truck traffic for material delivery and material import/export) are less than significant during construction, a Construction Traffic Management Plan will be prepared and submitted to the City's Public Works Department for approval. The Construction Traffic Management Plan will include a Construction

Traffic Control Plan, a Construction Parking Plan, a Haul Routes Plan, and construction hours. As a result, construction traffic impacts would be less than significant.

The proposed project would result in a net increase of 10 residential units above the current condition. The project would not conflict with any program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities as the slight increase in the number of vehicles using the area streets resulting from the project is anticipated to create a less than significant impact.

Mitigation Measures: No mitigation measures are required.

2) **Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Less Than Significant Impact. As discussed above in Response Q-1, the proposed project would not result in any significant increase in traffic on the area roadway network. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact. As discussed in Q-1 above, a Construction Traffic Control plan approved by the Glendale Public Works Department will be required prior to construction. The plan is required to identify all traffic control measures, signs, and delineators to be implemented by the construction contractor. The plan will also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route. There would not be any access by the general public to the construction site and the disposal of demolition materials and export of soil/material will not interfere with public streets. In addition, the proposed project would not result in any changes to the existing roadway network. No significant impacts would occur.

Mitigation Measures: No mitigation measures are required.

4) **Result in inadequate emergency access?**

No Impact. No changes to the existing roadway network are proposed as a result of the project. Direct access to the property will be taken from Kenwood Street, which is a designed as a Community Collector in the City's Circulation Element. As indicated in Section Q-1 above, a traffic control plan will be required for the construction phase of the project. The plan will be reviewed and approved by the City's Engineering Division to ensure that emergency access is not impacted during construction, nor is the City's Disaster Response Route impacted. As a result, no impacts would occur.

Mitigation Measures: No mitigation measures are required

R. TRIBAL CULTURAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined				

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

1) ***Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and this is:***

i) ***Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or Less Than Significant Impact.*** Written notice was given to the Fernandeno Tataviam of Mission Indians and Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Consultation was not requested by either tribe within the 30-days of notice. The project site and surrounding area are not known to contain tribal cultural resources. Nonetheless, resources may possibly exist and could be unearthed with implementation of the project. In the event that tribal cultural resources are unearthed during the project-related subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a representative from the Fernandeno Tataviam of Mission Indians has been contacted and evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, less than significant impact would occur.

Mitigation Measures: No mitigation measures are required.

ii) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Less Than Significant Impact: As mentioned previously, no known burial sites exist within the vicinity of the project site and surrounding area. Therefore, the potential for impact on known human remains or a resource determined to be significant by a California Native American tribe is low. No resources have been identified on the project site pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Written notice was given to the Fernandeno Tataviam of Mission Indians and Soboba Band of Luiseno Indians, as required by AB 52 and codified in Public Resources Code Section 21080.3.1 et seq. Consultation was not requested by either tribe within the 30-days of notice. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

S. UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
4. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Comply with federal, state, and local statutes and regulations related to solid waste?				X

1) ***Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

No Impact. Under Section 401 of the CWA, the RWQCB issues NPDES permits to regulate waste discharged to "waters of the nation," which includes reservoirs, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction related discharges. Construction projects are also required to prepare a SWPPP. In addition, the proposed project would be required to submit an SUSMP to mitigate urban stormwater runoff. Prior to the issuance of building permits, the project applicant would be required to satisfy the requirements related to the payment of fees and/or the provisions of adequate wastewater facilities. The proposed project would comply with the RWQCB-established waste discharge prohibitions and water quality objectives,

which will be incorporated into the proposed project as a project design feature. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures are required.

2) ***Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***

Less Than Significant Impact. Construction activities associated with the proposed project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short term in nature. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

Future water demand in the city is based on projected development contained in the General Plan. The total water demand in 2020 in the City of Glendale is expected to be 28,182 acre feet per year (afy) with a total available supply of 39,540 afy.

Normal Weather Conditions

The City of Glendale has identified an adequate supply of water to meet future city demands under normal conditions. As indicated in the 2010 Urban Water Management Plan, a surplus exists that provides a reasonable buffer of approximately 1,500 to 2,500 afy of water. Future water demand in the city is based on projected development contained in the General Plan. For purposes of this assessment, the demand of the proposed project was assumed to have been included in this demand projection. Therefore, with the addition of 2.8 afy of demand generated by the proposed project, there will be ample supply to meet remaining city demand under normal conditions.

Dry Weather Conditions

Water supplies from the San Fernando and Verdugo Basins and recycled water would potentially be affected by drought conditions. If there is a shortage in water supply from the Metropolitan Water District of Southern California (MWD), the City of Glendale's distribution system could be affected. However, MWD's completion of the Diamond Valley Reservoir near Hemet added to the reliability of MWD's supplies. This reservoir plus other MWD storage/banking operations increases the reliability of MWD to meet demands. MWD is also proposing contracts with its member agencies to supply water, including supply during drought conditions. These contracts would define the MWD's obligation to provide "firm" water supply to the city.

It is anticipated that during any 3-year drought, the city would have sufficient water supply to meet demand. According to the 2010 Urban Water Management Plan, the city would use less MWD water supplies in the future compared to its current use. With the city's reduction of dependency on imported water from MWD, GWP has a higher level of reliability in meeting water demands during drought conditions. Even with the addition of 2.24 afy of demand generated by the proposed project, there is sufficient supply to meet city demand under drought conditions.

The proposed project complies with the land use designation of the General Plan. The proposed project would result in an increase of 10 residential units. Based on a generation factor of 200 gallons/unit per day (gpd), the project would result in a demand of approximately 2,000 gpd or 2.24 acre feet per year (afy) of water.

In addition, the project would be required to comply with the provisions of Glendale's Mandatory Water Conservation Ordinance, as well as the 2016 California Green Building Standards (CAL

Green) of the Glendale Green Building Code and the water conserving fixture and fittings requirements per the current California Plumbing Code. All new buildings must utilize higher efficiency plumbing fixtures (low-flush toilets, low-flow showerheads and faucets) and automatic irrigation system controllers based on water or soil moisture, and demonstrate an indoor net reduction in the consumption of potable water.

As discussed above, the city would continue to have adequate supply to meet citywide demand under normal and drought conditions with the proposed project. As a result, long-term impacts to water supply during operation of the proposed project under both normal and drought conditions would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) ***Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

No Impact. Sewage from the City of Glendale is treated by the City of Los Angeles Hyperion System, which includes the Los Angeles/Glendale Water Reclamation Plant (LAGWRP), located outside the Glendale City limits in Los Angeles, and the Hyperion Treatment Plant, located in Playa del Rey. The City of Glendale and the City of Los Angeles jointly own and share operating capacity of LAGWRP. The City of Glendale entered into an amalgamated treatment and disposal agreement (Amalgamated Agreement) with the City of Los Angeles, which eliminates entitlements and reduces limitations on the amount of sewage discharged into the Hyperion system. Any City of Glendale sewage not treated at the LAGWRP is treated at the Hyperion Treatment Plant (HTP).

The HTP has a dry-weather design capacity of 450 million gpd and is currently operating below that capacity, at 362 million gpd. As a result, adequate capacity exists to treat the proposed project-generated effluent. Therefore, the proposed project would not require the expansion or construction of sewage treatment facilities. No impact would result with regard to impacts to the available sewage treatment capacity.

Mitigation Measures: No mitigation measures are required.

4) ***Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

Less Than Significant Impact. Implementation of the proposed project would result in an increase in residential development on-site. Solid waste generated on the project site would be deposited at the Scholl Canyon Landfill, which is owned by the City of Glendale, or one of the landfills located within the County of Los Angeles. The annual disposal rate at the Scholl Canyon facility is approximately 340,000 tons per year. Combined with the increase in solid waste generated by the proposed project, the Scholl Canyon facility could accommodate the annual disposal amount. In addition, because the proposed project would be required to implement a waste-diversion program aimed at reducing the amount of solid waste disposed in the landfill, the amount of solid waste generated would be less than the amount estimated. Examples of waste diversion efforts would include recycling programs for cardboard boxes, paper, aluminum cans, and bottles through the provision of recycling containers. As a result, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

5) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact. The project will comply with all federal, state, and local statutes and regulations related to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes, including Glendale Municipal Code Chapter 8.58. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

T. **WILDFIRE**

If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?				X
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel, breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

1) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) maps show areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, pursuant to Public Resources Code 4201-4204 and Government Code 51175-51189. These areas are referred to as Fire Hazard Severity Zones (FHSZs) and are identified for areas where the state has financial responsibility for wildland fire protection (i.e., state responsibility areas, or SRAs), and areas where local governments have financial responsibility for wildland fire protection (i.e., local responsibility areas, or LRAs).

There are three FHSZ mapped for SRAs (moderate, high, and very high), while only lands zoned as very high are identified in LRAs (CAL FIRE 2007). The project site is not located within a LRA and is not located near a SRA or a very high FHSZ. As a result, no impact would occur related to wildfire hazards, including emergency response/evacuation, pollutants and uncontrolled wildfire spread, associated infrastructure, or post-fire effects.

Mitigation Measures: No mitigation measures are required.

2) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?**

Impact. As indicated in Response T-1 above, the project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur related to wildfire hazards due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.

Mitigation Measures: No mitigation measures are required.

- 3) **Require the installation or maintenance of associated infrastructure (such as roads, fuel, breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

No Impact. As indicated in Response T-1 above, project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur related to the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

Mitigation Measures: No mitigation measures are required.

- 4) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. As indicated in Response T-1 above, project site is not located within a LRA and is not located near a SRA or a very high FHSZ. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

U. MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Does the project have the potential to substantial degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

- 1) **Does the project have the potential to substantial degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population**

to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. The proposed project is located in a developed and highly urbanized area. No biological species or habitat for biological species exists on site or within the project vicinity. In addition, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the project site. As such, the proposed project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The existing two-story Aeroplane Craftsman Style dwelling unit on-site (built in 1913), which is identified as individually eligible for local register and considered a historic resource pursuant to Section 15064.5(a) of the California Quality Environmental Act (CEQA), will be preserved and rehabilitated onsite as part of the proposed development. Mitigation measures have been added to the project requiring that all work to comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and shall follow the treatment and rehabilitation plan prepared and submitted by Sapphos Environmental, Inc. (dated ~~May 19, 2017~~ July 23, 2019) for restoration and rehabilitation of the subject dwelling unit. If during plan review and/or construction related activities it is determined that modification(s) to the Rehabilitation Plan are necessary, the applicant shall modify the building permit plans and/or suspend work and contact the Planning Division of necessary changes. Prior to commencing work, the applicant shall update the Rehabilitation Plan and submit it to the Planning Division for review and approval. Staff site inspection will be required prior to final building inspection. With the implementation of these measures, no significant impacts are anticipated.

Mitigation Measures: No mitigation measures are required. See response provided under Section E-1.

- 2) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)***

Less Than Significant Impact. Cumulative impacts may occur when the proposed project in conjunction with one or more related projects would yield an impact that is greater than what would occur with the development of only the proposed project. Considering the proposed project is less than the allowable densities in accordance with the zoning code (12 units where 15 units are allowed), the incremental effect of the new multi-family residential building is not cumulatively considerable. All environmental issues considered in this Initial Study were found to have either no impact, a less than significant impact or less than significant impact with mitigations incorporated. As discussed in Section H (Greenhouse Gas Emissions), the project would not exceed State or regional thresholds for the emission of criteria air pollutants or greenhouse gases. With implementation of mitigation measures for impacts associated with cultural resources and biological resources, impacts would be reduced to less than significant levels. Development of the project will not substantially increase traffic nor would it result in a substantial increase in population. Public facilities are available to accommodate the slight increase in usage due to the increase in population. Therefore, no cumulative impact to these resources would occur. Impacts related to hazards and hazardous materials are generally confined to a specific site and do not affect off-site areas. Therefore, the

proposed project would have not cumulatively considerable effects, and as such, cumulative impacts would not occur.

Mitigation Measures: No mitigation measures are required.

3) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Less Than Significant Impact. Development of the proposed project would not create direct and indirect adverse effects on humans. Many of the less than significant impacts that were identified are considered short-time effects and no significant impacts are anticipated. In addition, potential impacts associated with cultural resources and biological resources have been mitigated to less than significant levels.

Mitigation Measures: No mitigation measures are required.

13. **Earlier Analyses**

None

14. **Project References Used to Prepare Initial Study Checklist**

One or more of the following references were incorporated into the Initial Study by reference, and are available for review in the Community Development Department, 633 E. Broadway, Rm. 103, Glendale, CA 91206-4386. Items used are referred to by number on the Initial Study Checklist.

1. Environmental Information Form and materials submitted on March 20, 2018.

~~2.~~ “Design Review and Rehabilitation Plan for 534 N. Kenwood Street, Glendale, CA 91201”, dated May 19, 2017, prepared by Sapphos Environmental, Inc.

~~3.~~ Design Review and Rehabilitation Plan for 534 N. Kenwood Street, Glendale, CA 91201”, dated July 23, 2019, prepared by Sapphos Environmental, Inc.

~~2.~~4. The City of Glendale’s Municipal Code, as amended.

~~3.~~5. The City of Glendale’s *General Plan*, “Safety Element” (August 2003).

~~4.~~6. The City of Glendale’s *General Plan*, “Noise Element” (May 2007).

~~5.~~7. The City of Glendale’s *General Plan*, “Recreation Element” (April 1996).

~~6.~~8. The City of Glendale’s *General Plan*, “Land Use Element” (October 23, 1986).

~~7.~~9. The City of Glendale’s *General Plan*, “Open Space and Conservation Element”, as amended.

~~8.~~10. City of Glendale ‘s “Reconnaissance Survey and Historic Context statement of Craftsman Style Architecture”, (October 2007).

~~9.~~11. City of Glendale ‘s South Community Plan, “South Glendale Historic Resource Survey” (June 2018).

~~10.~~12. California Emissions Estimator Module (CalEEMod version 2016.3.2) Report.

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- ~~41-~~13. California Department of Conservation, *Farmland Mapping and Monitoring Program*, Los Angeles County Important Farmland 2010 (September 2011).
- ~~42-~~14. California Department of Conservation, Division of Mines and Geology, *Special Publication 42* (Revised 1997, Supplements 1 and 2 added 1999).
- ~~43-~~15. South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (May 2005).
- ~~44-~~16. California Governor's Office of Planning and Research, State of California General Plan Guidelines (October 2003).
- ~~45-~~17. City of Glendale, "Green Glendale Plan" (March 27, 2012).
- ~~46-~~18. City of Glendale, "Zero Waste Action Plan" (2011).

May 19, 2017
Job Number: 2186-002
Design Review and Rehabilitation Plan for
534 N. Kenwood Street, Glendale, CA 91203

MEMORANDUM FOR THE RECORD

2.6 2186-002 M01

TO: Zohrabians Architects and Builders, Inc.
(Mr. Hamlet Zohrabians)

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Design Review and Rehabilitation Plan for 534 N.
Kenwood Street, Glendale, CA 91201

ATTACHMENT:

1. Resume of Key Personnel
2. Project Plans
3. DPR 523 Forms

EXECUTIVE SUMMARY

As a result of the 2007 Craftsman Survey, the property was found to be locally significant for the quality of its architecture. At the request of the City of Glendale (City) and Mr. Hamlet Zohrabians, a prospective applicant, Sapphos Environmental, Inc. conducted design review for the proposed rehabilitation of 534 N. Kenwood Street, Glendale, Los Angeles County (AIN 5643-007-004), to determine if the proposed project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards). In order to inform this evaluation, site visits were conducted on April 13 and May 18, 2017, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen). Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. Sapphos Environmental, Inc. finds that the project complies with the Standards and developed a Rehabilitation Plan to ensure the project is executed in accordance with the Standards and as approved. Based upon a review of the proposed scope of work and with implementation of the Rehabilitation Plan, the proposed project would comply with the Standards and would not result in a substantial adverse change to a historical resource. Therefore, the proposed project is considered mitigated to a level of less than significant as defined in Section 15064.5(b)(3) of the CEQA Guidelines.

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INTRODUCTION

At the request of the City of Glendale (City) and Mr. Hamlet Zohrabians, a prospective applicant, Sapphos Environmental, Inc. conducted design review for the proposed rehabilitation of the Craftsman residence located at 534 N. Kenwood, Glendale, Los Angeles County (AIN 5643-007-004), to determine if the proposed project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. This property was assigned a California Historical Resource Status Code of 5S3, or "Appears to be individually eligible for local listing or designation through survey evaluation" in the 2007 Craftsman Survey¹ and is a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Projects that meet the Standards are considered mitigated to a level of less than significant (Section 15064.5(b)(3) and are eligible for a Class 31 Exemption (Section 15331 of the CEQA Guidelines). This memorandum for the record (MFR) documents the results of the design review and makes recommendations in the Rehabilitation Plan to ensure the rehabilitation project complies with the Standards and is constructed as approved.

In order to inform this evaluation, site visits were conducted on April 13 and May 18, 2017, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen). Ms. Chasteen possesses a Bachelor of Arts in History from the University of South Florida (1997) and a Master of Science in Historic Preservation from the School of the Art Institute of Chicago (2001). Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History, and has more than 15 years of experience conducting surveys, research, evaluating properties and projects, and preparing regulatory compliance documents (Attachment 1, *Resume of Key Personnel*).

PROJECT DESCRIPTION

The applicant has defined a scope of work consisting of 16 key steps to be completed to achieve rehabilitation of the residence (Attachment 2, *Project Plans*):

- A. Remove and replace existing wood shingle siding with similar wood shingle siding with similar wood shingles matching existing shingle pattern and proportions over building paper on exterior.
- B. Paint existing cement plaster of the chimney and entry porch piers.
- C. Remove existing second floor addition exterior finish to allow for the instillation of insulation and replace with wood shingle siding.
- D. Restore and re-paint existing wood clad column which supports the second floor rear addition.
- E. Restore and re-paint wood fascia boards.
- F. Restore and re-paint wood brace on primary entry porch.
- G. Paint wood gable vent.
- H. Add pre-painted white metal gutter and downspouts.
- I. Replace existing rolled roof covering with composition shingle roof.
- J. Restore existing wood frame windows facing the street.
- K. Restore existing French doors south of the primary entry porch.
- L. Existing stand wood entry door with sidelights to remain.
- M. Restore and re-paint existing roof rafter tails.

¹ Galvin Preservation Associates. 2007. City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006–2007 Certified Local Government Grant.

- N. Replace rafter tails and re-paint roof rafter tails where restoration is not feasible.
- O. New proposed painted wood cornice at the base of the second floor addition.
- P. Remove bank of three 15-light wood casement windows and replace with a single wood-framed window.

STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The *Guidelines for Rehabilitating Historic Buildings* and the *Guidelines on Sustainability for Rehabilitating Historic Buildings*, which assist in applying the Standards, are advisory. The Standards for Rehabilitation are intended to provide direction in making appropriate choices in planning for repairs, alterations, and additions to historic buildings. These Standards apply to historic buildings of all styles, types, materials, and sizes, and can be used for rehabilitating both the interior and exterior of buildings.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.²

PROPERTY DESCRIPTION

The two-story Craftsman residence is generally rectangular in plan. The cross-gabled roof is clad in composition roll. The exterior walls are clad in wood shingles. The fenestration consists of wood casement and one-over-one sash windows; jalousie, or louvered, windows; one-over-one vinyl sash windows; and French doors. The primary entrance is raised and recessed, and is characterized by a wood with glazing door flanked by sidelights (Figure 1A, *Primary Façade, 534 N. Kenwood Street* and Figure 1B, *Primary Façade, 534 N. Kenwood Street*). A second floor rear addition was constructed at an unknown date and is characterized by one 15-light wood casement window and six window openings that are either boarded up, the windows have been removed, or the window has been replaced with a jalousie, or louvered, window (Figure 2, *Secondary Façade, 534 N. Kenwood Street* and Figure 3, *Detail of Rear Second Floor Addition, 534 N. Kenwood Street*). See Attachment 3, *DPR 523 Forms* for a more detailed description.



Figure 1A. Primary Façade, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*

² National Park Service, U.S. Department of the Interior. "Secretary of the Interior's Standards for Rehabilitation." Accessed May 2017. Available at: <https://www.nps.gov/tps/standards/rehabilitation.htm>



Figure 1B. Primary Façade, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 2. Secondary Façade, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 3. Detail of Rear Second Floor Addition, 534 N. Kenwood
SOURCE: *Sapphos Environmental, Inc., 2017*

A detached garage was identified in the 2007 Craftsman Survey on this property; however, it is not considered to be a contributing feature of the property and is in poor condition (Figure 4, *Detached Garage, 534 N. Kenwood Street*).

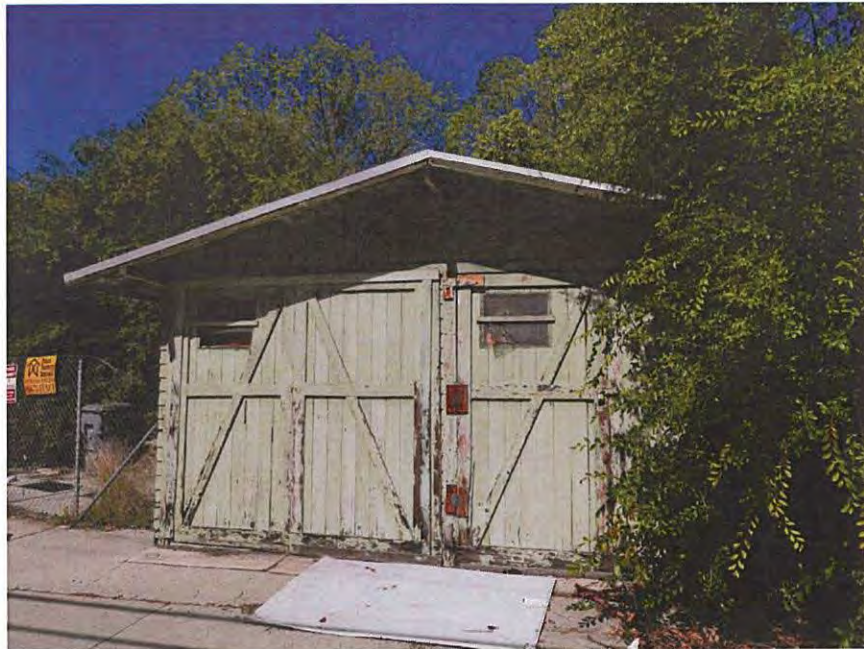




Figure 4. Detached Garage, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*

Character-Defining Features

Every historic building is unique and possesses its own character. According to the National Park Service, *character* refers to all those visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative detailing, and also its site and settings.³ The scale, massing, and setback contribute to the setting of the building; however, this block of Kenwood Street has largely been redeveloped with modern apartment buildings which do not contribute to the building's setting. Character-defining features of this building include the roof form, rafter tails, fascia boards, shingle siding, primary entrance and porch, and original fenestration. The following table summarizes and ranks the character-defining features of the primary residence located at 534 N. Kenwood Street (Table 1, *Character-Defining Features at 534 N. Kenwood Street*).

**TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET**

Character-Defining Feature	Thumbnail Photograph	Rank
Architectural Style		Most Significant (MS)
Scale		MS
Massing		MS
Setback		MS
Cross-Gabled Roof		MS
Wood Shingle Siding		Significant (S)
Chimney		S
Wood Gable Vents		
Exposed Rafter Tails	S	

³ U.S. Department of the Interior, National Park Service. Preservation Brief 17: Architectural Character- Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET, *Continued*





Character-Defining Feature	Thumbnail Photograph	Rank
Cross-Bracing		MS
Concrete Porch and Piers		S
Primary Entrance, Including Wood with Glazing Door and Sidelights with Screens		MS
Period Hardware		MS
Wood French Doors with Decorative and Unique Muntins and Screen Doors		MS

TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET, *Continued*





Character-Defining Feature	Thumbnail Photograph	Rank
Wood Casement Windows with Decorative and Unique Muntins		MS
Wood Casement Windows		S
Wood One-Over-One Sash Windows		S
Jalousie, or Louvered, Windows (right of frame)		Not Significant (NS)

TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET, *Continued*

Character-Defining Feature	Thumbnail Photograph	Rank
15-Light Wood Casement Windows		S
Vinyl Sash Windows		NS

Key:

Most Significant: These features are unique to this building; a rare example of this feature; and/or loss of this feature would significantly impact the appearance of the building.

Significant: Although commonly found in Craftsman style buildings, these features contribute to the overall character of the building.

Not Significant: An alteration that has not achieved significance and does not contribute to the character of the building.

DESIGN REVIEW

The Standards are intended to be applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. This section presents an analysis of the proposed project components to determine if each component complies with the Standards for Rehabilitation and makes historic preservation recommendations to ensure the Most Significant and Significant character-defining features of the building are retained and restored where feasible and that replacement features are compatible with the design and materials of this historical resource.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Although not identified in the project description, the building will be restored for continued use as a single-family residence which is in compliance with Standard for Rehabilitation No. 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The primary façade of the building would be restored through the repair of the windows with the decorative and unique muntin windows, French doors, primary entry, and repair of the concrete porch and piers. The building will retain and repair its existing roof form, shingles siding, and one-

over-one sash and casement windows to the extent feasible or replace in kind. Windows will be retained and repaired to the extent feasible. All replacement windows will be compatible with the existing window types, sizes, and materials. The fascia boards, rafter tails, and bracing will be repaired to the extent feasible or replaced in kind. Therefore, the project complies with Standard for Rehabilitation No. 2.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The project would repair damaged members to the extent feasible or would replace in kind. The project would remove a 15-light casement window and six window openings in order to convert the rear second floor addition to a bathroom. The replacement materials are in keeping with the existing. Therefore, the building would not be changed in a manner that creates a false sense of historical development which is consistent with Standard for Rehabilitation No. 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Although the rear second floor addition is not visible from the public right-of-way, it will be retained and rehabilitated to a different use which is in keeping with Standard for Rehabilitation No. 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The project will retain the windows with distinctive and unique muntins, French doors, and primary entry. These features suffer from deferred maintenance and will be restored as part of this project. Therefore the project complies with Standards for Rehabilitation No. 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As stated above, the project will repair deteriorated historic features to the extent feasible or replaced in kind if damaged to the point where repair is not possible. The project would not replace missing features. Therefore, the project complies with Standard for Rehabilitation No. 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project would not undertake chemical or physical treatments that could damage the historic materials of the building which is in keeping with Standard for Rehabilitation No. 7.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The subject property has a low level of sensitivity for significant archaeological resources due to previous soil disturbance associated with construction of the building. However, in the unlikely event archaeological resources are found during ground-disturbing activities in native soils, it is recommended that work stop in that area until the find can be evaluated by a qualified archaeologist.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The project would not construct a new addition, exterior alteration, or related new construction and the historical materials that characterize the property would be retained. Therefore the project complies with Standard for Rehabilitation No. 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project would not construct a new addition, exterior alteration, or related new construction and the historical materials that characterize the property would be retained. Therefore the project complies with Standard for Rehabilitation No. 10.

For the reasons stated above, the project complies with the Standards for Rehabilitation and would not result in a substantial adverse change pursuant to Section 15064.5(b)(3) of the CEQA Guidelines.

REHABILITATION PLAN

In order to ensure the project is executed in compliance with the Standards and as approved, the specified Rehabilitation Plan shall be implemented:

- City staff will inspect the site during all phases of construction to ensure the project is constructed as approved.
- Period hardware shall be retained and re-used.
- Shingle siding shall be salvaged and re-used to the extent feasible. Replacement shingles shall match existing shingles.
- Damaged stucco and concrete shall be repaired and patched as needed with materials that are consistent with existing concrete in terms of color, scoring, and aggregate size as appropriate.
- The gutters and downspouts will be mounted to the restored fascia boards in a manner that would be reversible.
- Windows shall be inspected and repaired by a qualified window restoration specialist.

- Provide product specifications and finishes for replacement windows for review by qualified staff from the City of Glendale Community Development Department. Replacement windows shall retain the existing window openings and profiles except as noted on the rear second floor addition.
- Fascia boards, rafter tails, and braces shall be inspected by a qualified restoration specialist. Damaged wood members will be restored using epoxy or other appropriate material as determined by the restoration specialist to the extent feasible. If the qualified restoration specialist determines the damage is too severe to allow for restoration, wood members shall be replaced in kind.

In the unlikely event archaeological resources are found during ground-disturbing activities in native soils, work shall stop in that area until the find can be evaluated by a qualified archaeologist.

FINDINGS AND CONCLUSIONS

Based upon a review of the project design features A through N and with implementation of the Rehabilitation Plan, the proposed project would comply with the Standards and would not result in a substantial adverse change to a historical resource. Therefore, the proposed project is considered mitigated to a level of less than significant as defined in Section 15064.5(b)(3) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, ext. 102.

ATTACHMENT 1
RESUME OF KEY PERSONNEL

Carrie E. Chasteen, M.S.

**Senior Historic Resource
Specialist**

Master of Science, (Historic
Preservation), School of the
Art Institute of Chicago,
Chicago, Illinois, 2001

Bachelor of Arts (History and
Political Science),
University of South Florida,
Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 15

- Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Historic Preservation Commissioner, City of Pasadena
- Phi Alpha Theta
- Architectural History
- Cultural History

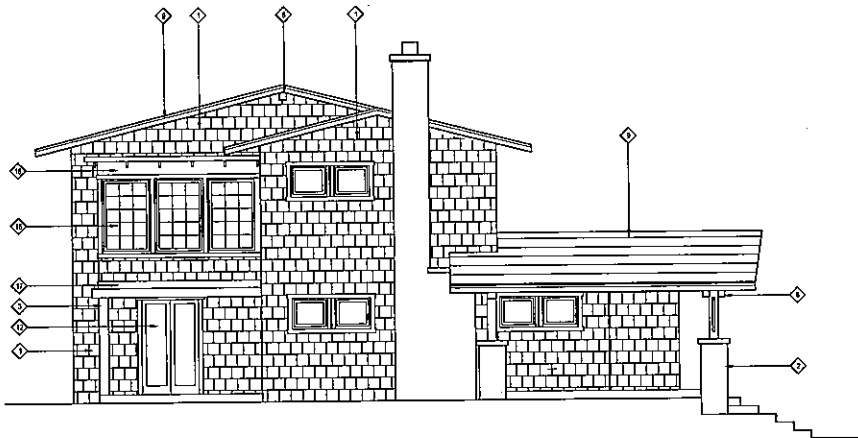
Ms. Carrie Chasteen has more than 15 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), County of Los Angeles Department of Parks and Recreation, the City of Los Angeles, and various other state, county, and local government agencies.

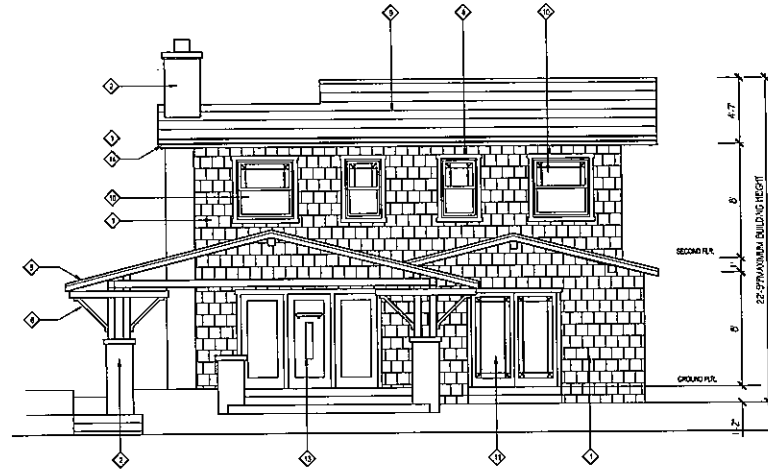
Ms. Chasteen served as the historic consultant for the design team for the renovation of the Shangri La Hotel, Santa Monica, California, which won a historic preservation award from the Santa Monica Conservancy. For the Shangri La Hotel project, Ms. Chasteen documented and ranked the character-defining features of the building and structures on the property; reviewed plans for consistency with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*; assisted with developing creative solutions to meet the objectives of updating the hotel amenities while maintaining the historic character of the building; assisted with the entitlement process including presentations before the Planning Commission; and prepared Historic American Building Survey (HABS) documentation of the linoleum flooring which was set in unique patterns per room throughout the entire building. Additional experience includes serving as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies. Ms. Chasteen has also prepared Historic American Buildings Survey / Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Ms. Chasteen is a member of the Society of Architectural Historians, National Trust for Historic Preservation, California Preservation Foundation, and Pasadena Heritage. Ms. Chasteen is also a Historic Preservation Commissioner for the City of Pasadena.

ATTACHMENT 2
PROJECT PLANS



2 EXISTING BUILDING NORTH ELEVATION
SCALE 1/4"=1'-0"



1 EXISTING BUILDING WEST ELEVATION
SCALE 1/4"=1'-0"



4 EXISTING BUILDING SOUTH ELEVATION
SCALE 1/4"=1'-0"



3 EXISTING BUILDING EAST ELEVATION
SCALE 1/4"=1'-0"

KEY NOTES :

- | | |
|---|---------------------------------------|
| 1- EXISTING WOOD SHINGLE SIDING | 9- EXISTING ROLLER-PROOF COVERING |
| 2- EXISTING CEMENT PLASTER | 10- EXISTING WOOD FRAMED WINDOW |
| 3- EXISTING WOOD CLAD COLUMN | 11- EXISTING WOOD FRAMED FRENCH DOORS |
| 4- EXISTING WOOD CASING TRIMS AND/OR SILL | 12- NOT USED |
| 5- EXISTING PAINT WOOD FASCIA | 13- EXISTING STAIN WOOD ENTRY DOOR |
| 6- EXISTING PAINT WOOD BRACE | 14- EXISTING ROOF RAFTER TAILS |
| 7- EXISTING PAINTED WOOD VENT | 15- NOT USED |
| 8- EXISTING PAINTED METAL GUTTERING DOWN SPOUTS | 16- NOT USED |
| | 17- EXISTING PAINTED WOOD CORNICE |

DA
DUNAMIS ARCHITECTS
LOS ANGELES

10402 Zankerway, A4
3447 Ocean View Blvd, Suite B
Glendale, California 91208

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www.dunamisarchitects.com

STAMP

These drawings and specifications are the property and copyright of DUNAMIS ARCHITECTS, INC. They are not to be used on any other work except by agreement with DUNAMIS ARCHITECTS, INC. All dimensions take precedence over scaled dimensions and shall be verified by the contractor on the job site. Any discrepancies shall be brought to the attention of DUNAMIS ARCHITECTS prior to the commencement of any work.

The foregoing drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major structural elements and the type of exterior, mechanical, electrical systems. As scope documents like drawings do not necessarily reflect or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or assumed, the contractor shall furnish all items required for proper installation and completion of the work.

CLIENT:
My West LLC
5144 Los Caballeros Way
Los Angeles Ca 90027

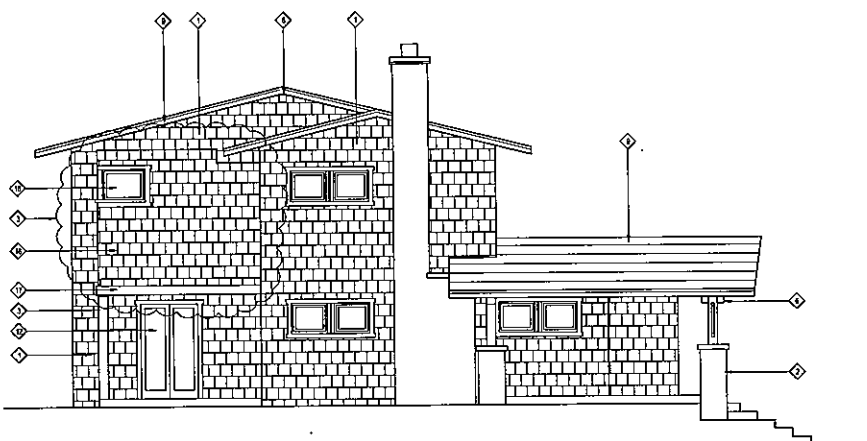
PROJECT:
538-534 N Kenwood
Condominiums
538-534 N Kenwood St.
Glendale Ca. 91206

REVISION	DATE	BY
REVISED	04.16.17	RT

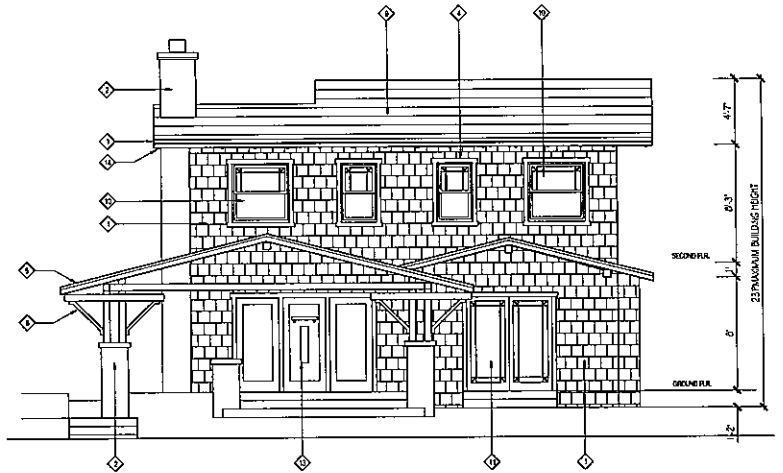
Sheet title:
EXISTING BUILDING ELEVATIONS

DATE	09.01.15
SCALE	1/4" = 1'-0"
DRAWN BY	RT
CHECKED BY	0315

A4.3



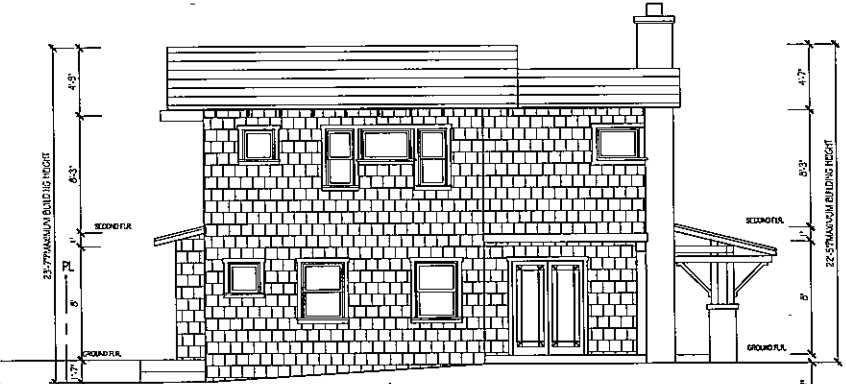
2 EXISTING BUILDING NORTH ELEVATION
 SCALE 1/8"=1'-0"



1 PROPOSED IMPROVEMENTS EXISTING BUILDING WEST ELEVATION
 SCALE 1/8"=1'-0"



4 EXISTING BUILDING SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 EXISTING BUILDING EAST ELEVATION
 SCALE 1/8"=1'-0"

KEY NOTES:

- E - EXISTING TO REMAIN
 - R - REMOVE EXISTING
 - RP - REPLACE EXISTING
- 1 - REMOVE AND REPLACE EXISTING WOOD SHINGLE SIDING WITH SIMILAR WOOD SHINGLES MATCHING EXISTING SHINGLE PATTERN AND PROPOSED OVER BUILDING PAPER ON EXTERIOR SIDE OF EXISTING 2 x 4 AT 16" O.C. AND 3/4" OSB SHEATHING ON THE INTERIOR SIDE. PROVIDE INSULATION IN VOID SPACE. Color: Poplar Gray (0022H)
 - 2 - PAINT EXISTING CEMENT PLASTER Color: Poplar Gray (0022H)

- 3 - REMOVE EXISTING SECOND FLOOR ACROTHIA EXTERIOR FINISH AND REPLACE WITH PAINTED WOOD SHANKY BRASS ON CEMENT FIBER HORIZONTAL SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF EXISTING 2 x 4 AT 16" O.C. AND 3/4" OSB SHEATHING ON THE INTERIOR SIDE. PROVIDE INSULATION IN VOID SPACE. Color: Poplar Gray (0022H)
- 4 - RESTORE AND REPAIR EXISTING WOOD QUAD COLUMN Color: White
- 5 - RESTORE AND REPAIR EXISTING CASING TRIM AND /OR SILL Color: White
- 6 - RESTORE AND REPAIR WOOD FASCIA Color: White

- 7 - RESTORE AND REPAIR WOOD BRACE Color: White
- 8 - PAINTED WOOD TRIM Color: White
- 9 - PROVIDE PRE-PANCHED METAL GUTTER AND DOWN SPIGOTS Color: White
- 10 - REPLACE EXISTING ROLLED ROOF COVERING WITH COMPOSITION SHINGLES ROOF COVERING OVER ROOFING PAPER OVER PLYWOOD SHEATHING CLASS A MIN Color: Unfinished Green
- 11 - RESTORE EXISTING WOOD FRAMED WINDOWS FACING STREET Color: White

- 12 - RESTORE EXISTING WOOD FRAMED FRENCH DOORS WHERE NOTED Color: White
- 13 - REPLACE EXISTING WOOD FRAMED WINDOWS AND DOORS NOT FACING STREET Color: White
- 14 - EXISTING 31-AND WOOD ENTRY DOOR AND LITES TO REMAIN Color: Natural Stone
- 15 - RESTORE AND REPAIR EXISTING ROOF RAFTER TAILS Color: White
- 16 - NEW PROPOSED HORIZONTAL SIDING AND REPAIR EXISTING ROOF RAFTER TAILS Color: White

- 17 - NEW PROPOSED PAINTED THIRDE BOARD HORIZONTAL SMOOTH COVENT FIBER SIDING OVER BUILDING PAPER ON EXTERIOR SIDE OF 2 x 4 AT 16" O.C. 5/8" OSB SHEATHING ON THE INTERIOR SIDE. PROVIDE INSULATION IN VOID SPACE. Color: Ivory (0021) (Sakala Insp)
- 18 - NEW PROPOSED PAINTED WOOD CORNICE Color: White
- 19 - NEW PROPOSED WOOD FRAMED WINDOW Color: White

STAMP:

These drawings and specifications are the property and copyright of DUNAMIS ARCHITECTS. They shall not be used on any other work except by agreement with DUNAMIS ARCHITECTS. No person shall take possession or use scaled drawings and shall be worked by the contractor on the job site. Any drawings shall be accepted by the attention of DUNAMIS ARCHITECTS prior to the commencement of any work.

The following drawing indicates the general scope of the project in terms of materials, design concept, the dimensions of the building, the type of structural elements and the type of structural, mechanical, electrical systems. As scope documents the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for proper execution and completion of the work.

CLIENT:
My West LLC
 5144 Los Caballeros Way
 Los Angeles Ca 90027

PROJECT:
538-534 N Kenwood Condominiums
538-534 N Kenwood St.
 Glendale Ca. 91206

REVISIONS		
NO.	DATE	BY
REVISED	04.18.17	HC

SHEET TITLE:
PROPOSED IMPROVEMENTS TO EXISTING BUILDING ELEVATIONS

DATE	09.01.15
SCALE	1/8" = 1'-0"
DRAWN BY	HC
DESIGN NUMBER	0315
SHEET	



DUNAMIS ARCHITECTS
 INC. (MILLS)
 Pamela Zohary AIA
 3407 Ocean View Blvd, Suite D
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 pdunamisarchitects@aia.com
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STATUS:

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 The Preliminary drawing indicates the general scope of the project in terms of architecture, design concepts, the dimensions of the building, the major architectural elements and the type of structure, mechanical, electrical systems. No scope documents or drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the contract documents, the contractor shall be responsible for obtaining the proper permits and for completion of the work.

CLIENT:
My West LLC
 5144 Los Caballeros Way
 Los Angeles Ca 90027

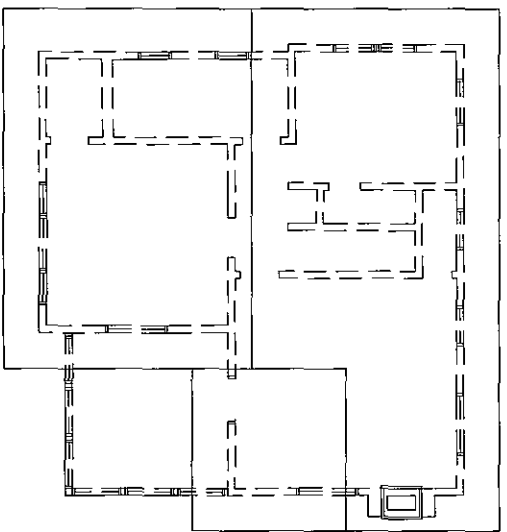
PROJECT:
538-534 N Kenwood Condominiums
 538-534 N Kenwood St.
 Glendale Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY
REVISED	04.18.17	HC

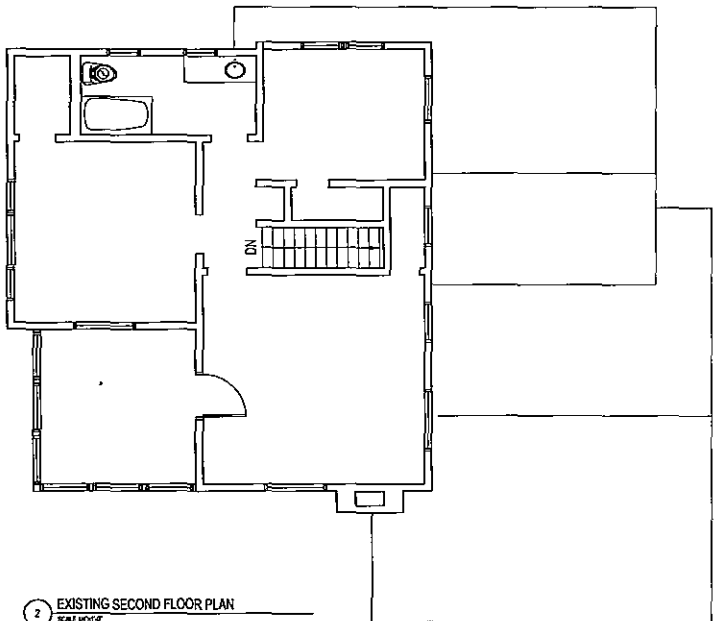
SHEET TITLE:
EXISTING HISTORIC HOUSE

DATE	06.16.15
SCALE	1/8" = 1'-0"
DRAWN BY	HC
EXP. NUMBER	0315
SHEET	

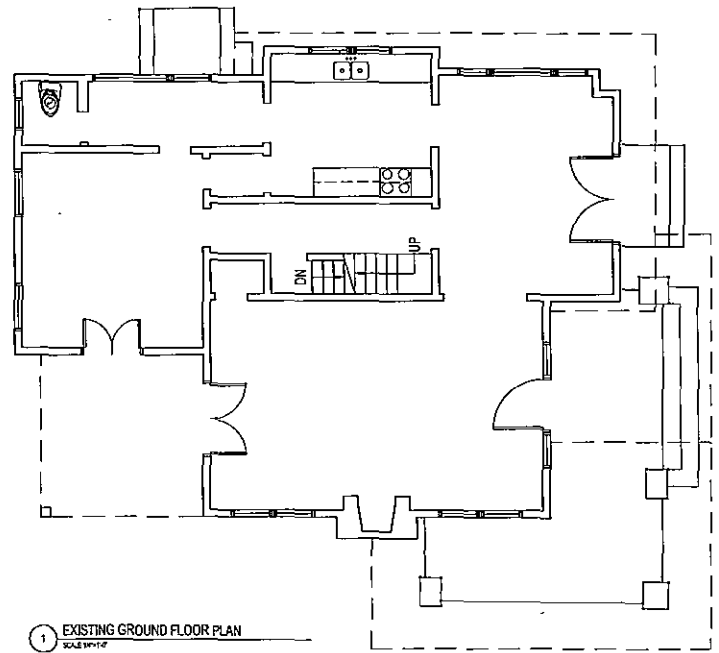
A2.6



3 EXISTING ROOF PLAN
 SCALE 1/8"=1'-0"



2 EXISTING SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"



1 EXISTING GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"

ATTACHMENT 3
DPR 523 FORMS

PRIMARY RECORD

Survey #:
DOE #:

Primary #: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: 5S3
Other Listings: _____
Review Code: _____ Reviewer: _____
Date: -/-/

*Resource Name or #: 534 N. Kenwood Street

P1. Other Identifier: _____

*P2. Location: not for publication unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)
b. USGS 7.5' Quad: Burbank YEAR: 1994 T _____ ; R _____ of _____ of Sec _____ B.M. _____
c. Address: 534 N Kenwood Street City: Glendale State: CA Zip Code: 91206-3252
d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 5643-007-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Parcel number 5643-007-004 consists of 0.17 acres and includes two buildings. The primary building's address is 534 N. Kenwood Street. It is located on the east side of Kenwood Street and faces west. This property is a single-family residence and detached garage with a front lawn and bushes along the front porch and primary elevation. The primary building is a single-family residence that was constructed in 1913 in the Aeroplane Craftsman style. It is located on the western portion of the. *Continued below...*

*P3b. Resource Attributes: (List attributes and codes) HP02

*P4. Resources Present: Building Structure Object Site District Element of a District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
Front facade

*P6. Date Constructed/Age and Source:
 Historic PreHistoric
 Both Neither
Year Built: 1913 - Documented

*P7. Owner and Address:
Name: Lee E. Marlene E. Cochran TR
Address: 1871 Sherer Ln.
Glendale, CA 91208

*P8. Recorded By:
Planning Department
City of Glendale
633 E. Broadway, Room 103
Glendale, CA 91206

*P9. Date Recorded: 06/19/2007

*P10. Survey Type: Survey - Reconnaissance
Survey Title: 2007 Glendale Craftsman Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Sketch Map | <input checked="" type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature Record |
| <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Artifact Record | <input type="checkbox"/> Photograph Record |
- Other: _____

Primary #: _____
HRI #: _____
Trinomial: _____

P3a.Description (continued):

parcel. It is a two-story, irregularly shaped building. The principal façade is asymmetrical. It is constructed out of wood and sits on a concrete foundation. The exterior is clad in wood shingles. It is covered by low-pitched, front gabled roofs above the first floor and a low-pitched, side gabled roof above the second floor, both sheathed with composition shingles. The building has a wide overhang with open eaves, exposed rafters, stickwork under the front porch gable, false beams under the gable ends and peaks and knee brackets. The building has one stucco-clad chimney located on the north elevation. There is also one large porch located on the northern portion of the front façade. It consists of a partial-width front porch under a front gabled roof. The porch is supported by paired wood posts that rest on stucco-clad pedestals that extend to ground level. The main entrance is located under the front porch gable and consists of an original and elaborate wood door and flanking wood sash casement windows. There are three wood sash multi-pane windows on the second-floor façade facing the street and a set of wood doors (covered by original screen doors) on the southern portion of the primary elevation. The windows have wide surrounds and extended lintels. Other windows throughout the house consist of wood sash multi-pane windows. Landscaping elements include a front lawn and bushes along the front porch and primary elevation. Other features include a concrete walkway leading from the sidewalk to the porch.

The Craftsman style was popular from 1900 to 1925 in Southern California. Typical character defining features of the Craftsman style include: the use of natural materials such as wood and stone; a low-pitched, gabled roof (occasionally hipped) with wide, open eave overhangs and exposed rafters; decorative (false) beams or braces commonly added under gables; either full- or partial-width porches with the roof supported by tapered square columns or pedestals frequently extend to ground level (without a break at level of porch floor); and horizontally arranged windows with wide wood window surrounds, multi-light windows and extended lintels. This Craftsman building exhibits an exterior clad in wood shingles and decorative wood stickwork under the front porch gable, a low-pitched gabled roof with wide, open eave overhangs and exposed rafters, decorative false beams and knee braces added under gables, a partial-width front porch with the roof supported by wood posts that rest on pedestals that extend to ground level and horizontally arranged windows with wide wood window surrounds, multi-light windows and extended lintels.

The condition of the building is good. Alterations to the building include a boarded-up window on the north elevation.



July 23, 2019
Job Number: 2186-002
Design Review and Rehabilitation Plan for
534 N. Kenwood Street, Glendale, CA 91203

MEMORANDUM FOR THE RECORD

2.6 2186-002 M01

TO: Zohrabians Architects and Builders, Inc.
(Mr. Hamlet Zohrabians)

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Design Review and Rehabilitation Plan for 534 N.
Kenwood Street, Glendale, CA 91201

ATTACHMENT:

1. Resume of Key Personnel
2. Project Plans
3. DPR 523 Series Forms

EXECUTIVE SUMMARY

As a result of the 2007 Craftsman Survey, the property was found to be locally significant for the quality of its architecture. As a result of the 2018 South Glendale Historic Resources Survey, the property was found to be locally significant for an association with the early residential development of the City of Glendale (City). At the request of the City and Mr. Hamlet Zohrabians, a prospective applicant, Sapphos Environmental, Inc. conducted design review for the proposed rehabilitation of 534 N. Kenwood Street, Glendale, Los Angeles County (AIN 5643-007-004), to determine if the proposed project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards). In order to inform this evaluation, site visits were conducted on April 13 and May 18, 2017, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen). Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History. Sapphos Environmental, Inc. finds that the project complies with the Standards and developed a Rehabilitation Plan to ensure the project is executed in accordance with the Standards and as approved. Based upon a review of the proposed scope of work and with implementation of the Rehabilitation Plan, the proposed project would comply with the Standards and would not result in a substantial adverse change to a historical resource. Therefore, the proposed project is considered mitigated to a level of less than significant as defined in Section 15064.5(b)(3) of the CEQA Guidelines.

Corporate Office:
430 North Halstead Street
Pasadena, CA 91107
TEL 626.683.3547
FAX 626.628.1745

Billing Address:
P.O. Box 655
Sierra Madre, CA 91025
Web site:
www.sapphosenvironmental.com

INTRODUCTION

At the request of the City of Glendale (City) and Mr. Hamlet Zohrabians, a prospective applicant, Sapphos Environmental, Inc. conducted design review for the proposed rehabilitation of the Craftsman residence located at 534 N. Kenwood, Glendale, Los Angeles County (AIN 5643-007-004), to determine if the proposed project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. This property was assigned a California Historical Resource Status Code of 5S3, or "Appears to be individually eligible for local listing or designation through survey evaluation" in the 2007 Craftsman Survey¹ and is a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. As a result of the 2018 South Glendale Historic Resources Survey, the property was found to be locally significant for an association with the early residential development of the City.² Projects that meet the Standards are considered mitigated to a level of less than significant (Section 15064.5(b)(3) and are eligible for a Class 31 Exemption (Section 15331 of the CEQA Guidelines). This memorandum for the record (MFR) documents the results of the design review and makes recommendations in the Rehabilitation Plan to ensure the rehabilitation project complies with the Standards and is constructed as approved.

In order to inform this evaluation, site visits were conducted on April 13 and May 18, 2017, by Sapphos Environmental, Inc. (Ms. Carrie Chasteen). Ms. Chasteen possesses a Bachelor of Arts in History from the University of South Florida (1997) and a Master of Science in Historic Preservation from the School of the Art Institute of Chicago (2001). Ms. Chasteen meets the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History and has more than 17 years of experience conducting surveys, research, evaluating properties and projects, and preparing regulatory compliance documents (Attachment 1, *Resume of Key Personnel*).

PROJECT DESCRIPTION

The applicant has defined a scope of work consisting of 14 key steps to be completed to achieve rehabilitation of the residence (Attachment 2, *Project Plans*):

- A. Retain and repair existing wood shingle siding.
- B. Paint existing cement plaster of the chimney and entry porch piers.
- C. Remove existing second floor addition exterior finish to allow for the instillation of insulation and replace with wood shingle siding matching existing shingle pattern.
- D. Restore and re-paint existing wood clad column which supports the second-floor rear addition.
- E. Restore and re-paint wood fascia boards.
- F. Restore and re-paint wood brace on primary entry porch.
- G. Paint wood gable vent.
- H. Replace existing rolled roof covering with composition shingle roof.
- I. Restore existing and maintain all existing wood frame windows.
- J. Restore existing French doors south of the primary entry porch.
- K. Retain existing wood entry door with sidelights to remain.
- L. Restore and re-paint existing roof rafter tails.
- M. Repair and re-paint roof rafter tails whenever possible.

¹ Galvin Preservation Associates. 2007. City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture 2006–2007 Certified Local Government Grant.

² Historic Resources Group. 2018. City of Glendale South Glendale Historic Resources Survey. Available at: <https://www.glendaleca.gov/home/showdocument?id=42070>

- N. Install two new window openings in the corner and closing the existing window opening of addition.

Additionally, a detached apartment building would be constructed in the rear of the parcel. The existing garage would be demolished.

STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The *Guidelines for Rehabilitating Historic Buildings* and the *Guidelines on Sustainability for Rehabilitating Historic Buildings*, which assist in applying the Standards, are advisory. The Standards for Rehabilitation are intended to provide direction in making appropriate choices in planning for repairs, alterations, and additions to historic buildings. These Standards apply to historic buildings of all styles, types, materials, and sizes, and can be used for rehabilitating both the interior and exterior of buildings.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.³

PROPERTY DESCRIPTION

The two-story Craftsman residence is generally rectangular in plan. The cross-gabled roof is clad in composition roll. The exterior walls are clad in wood shingles. The fenestration consists of wood casement and one-over-one sash windows; jalousie, or louvered, windows; one-over-one vinyl sash windows; and French doors. The primary entrance is raised and recessed and is characterized by a wood with glazing door flanked by sidelights (Figure 1A, *Primary Façade, 534 N. Kenwood Street*; Figure 1B, *Primary Façade, 534 N. Kenwood Street*). A second floor rear addition was constructed at an unknown date and is characterized by one 15-light wood casement window and six window openings that are either boarded up or the windows have been removed (Figure 2, *Secondary Façade, 534 N. Kenwood Street*; Figure 3, *Detail of Rear Second Floor Addition, 534 N. Kenwood Street*). See Attachment 3, *DPR 523 Series Forms* for a more detailed description.



Figure 1A. Primary Façade, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*

³ National Park Service, U.S. Department of the Interior. "Secretary of the Interior's Standards for Rehabilitation." Accessed May 2017. Available at: <https://www.nps.gov/tps/standards/rehabilitation.htm>



Figure 1B. Primary Façade, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 2. Secondary Façade, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*



Figure 3. Detail of Rear Second Floor Addition, 534 N. Kenwood
SOURCE: *Sapphos Environmental, Inc., 2017*

A detached garage was identified in the 2007 Craftsman Survey on this property; however, it is not considered to be a contributing feature of the property (Figure 4, *Detached Garage, 534 N. Kenwood Street*).

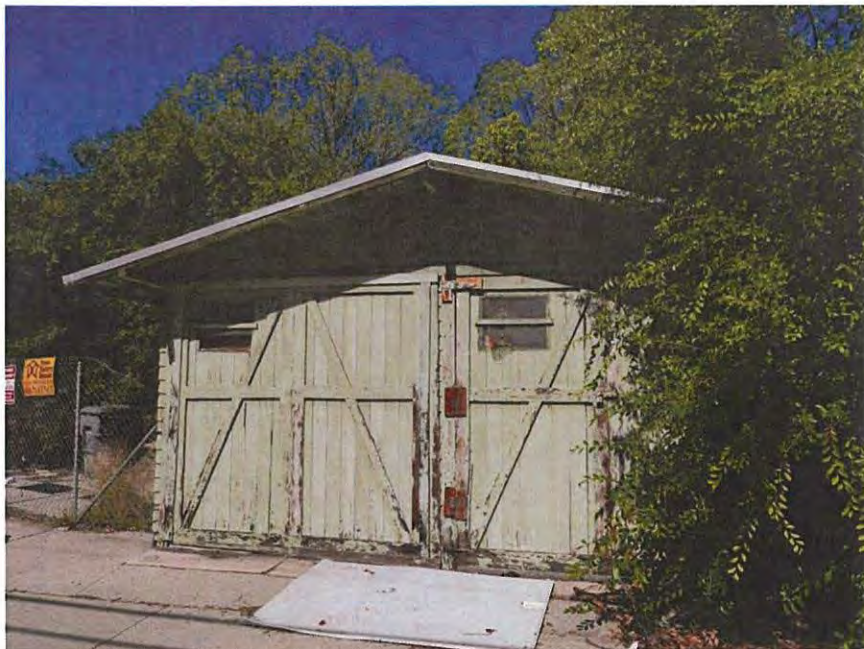




Figure 4. Detached Garage, 534 N. Kenwood Street
SOURCE: *Sapphos Environmental, Inc., 2017*

Character-Defining Features

Every historic building is unique and possesses its own character. According to the National Park Service, *character* refers to all those visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative detailing, and also its site and settings.⁴ The scale, massing, and setback contribute to the setting of the building; however, this block of Kenwood Street has largely been redeveloped with modern apartment buildings which do not contribute to the building's setting. Character-defining features of this building include the roof form, rafter tails, fascia boards, shingle siding, primary entrance and porch, and original fenestration. The following table summarizes and ranks the character-defining features of the primary residence located at 534 N. Kenwood Street (Table 1, *Character-Defining Features at 534 N. Kenwood Street*).

**TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET**

Character-Defining Feature	Thumbnail Photograph	Rank
Architectural Style		MS
Scale		MS
Massing		MS
Setback		MS
Cross-Gabled Roof		MS
Wood Shingle Siding		S
Chimney		S
Wood Gable Vents		

⁴ U.S. Department of the Interior, National Park Service. Preservation Brief 17: Architectural Character- Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET, *Continued*

Character-Defining Feature	Thumbnail Photograph	Rank
Exposed Rafter Tails		S
Cross-Bracing		MS
Concrete Porch and Piers		S
Primary Entrance, Including Wood with Glazing Door and Sidelights with Screens		MS
Period Hardware		MS
Wood French Doors with Decorative and Unique Muntins and Screen Doors		MS

**TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET, *Continued***







Character-Defining Feature	Thumbnail Photograph	Rank
Wood Casement Windows with Decorative and Unique Muntins		MS
Wood Casement Windows		S
Wood One-Over-One Sash Windows		S
Jalousie, or Louvered, Windows (right of frame)		NS

TABLE 1
CHARACTER-DEFINING FEATURES AT
534 N. KENWOOD STREET, *Continued*

Character-Defining Feature	Thumbnail Photograph	Rank
15-Light Wood Casement Windows		S
Vinyl Sash Windows		NS

KEY:

(MS) Most Significant: These features are unique to this building; a rare example of this feature; and/or loss of this feature would significantly impact the appearance of the building.

(S) Significant: Although commonly found in Craftsman-style buildings, these features contribute to the overall character of the building.

(NS) Not Significant: An alteration that has not achieved significance and does not contribute to the character of the building.

DESIGN REVIEW

The Standards are intended to be applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. This section presents an analysis of the proposed project components to determine if each component complies with the Standards for Rehabilitation and makes historic preservation recommendations to ensure the Most Significant and Significant character-defining features of the building are retained and restored where feasible and that replacement features are compatible with the design and materials of this historical resource.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Although not identified in the project description, the building will be restored for continued use as a single-family residence which is in compliance with Standard for Rehabilitation No. 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The exterior elevations of the building would be restored through the repair of the windows with the decorative and unique muntin windows, French doors, primary entry, and repair of the concrete porch and piers. The building will retain and repair its existing roof form, shingles siding, and one-over-one sash and casement windows whenever possible or replace in kind. Wood windows will be retained and repaired. All replacement windows will be compatible with the existing window types, sizes, and materials. The fascia boards, rafter tails, and bracing will be repaired. Therefore, the project complies with Standard for Rehabilitation No. 2.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The project would repair damaged members whenever possible or would replace in kind. The project would remove a 15-light casement window and six window openings in order to convert the rear second floor addition to a bathroom. The replacement materials are in keeping with the existing. Therefore, the building would not be changed in a manner that creates a false sense of historical development which is consistent with Standard for Rehabilitation No. 3. The layout of the existing six windows will be retained in place.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Although the rear second floor addition is not visible from the public right-of-way, it will be retained and rehabilitated to a different use which is in keeping with Standard for Rehabilitation No. 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The project will retain the windows with distinctive and unique muntins, French doors, and primary entry. These features suffer from deferred maintenance and will be restored as part of this project. Therefore, the project complies with Standard for Rehabilitation No. 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As stated above, the project will retain and repair deteriorated historic features or the feature will be replaced in kind if damaged to the point where repair is not possible. The project would not replace missing features. Therefore, the project complies with Standard for Rehabilitation No. 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project would not undertake chemical or physical treatments that could damage the historic materials of the building which is in keeping with Standard for Rehabilitation No. 7.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The subject property has a low level of sensitivity for significant archaeological resources due to previous soil disturbance associated with construction of the building. However, in the unlikely event archaeological resources are found during ground-disturbing activities in native soils, it is recommended that work stop in that area until the find can be evaluated by a qualified archaeologist.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The project would restore the historic residence, and would retain and repair historic features of the primary residence whenever possible. Replacement materials will be in kind. The restoration of the historic house is in keeping with Standard for Rehabilitation No. 9. The project would build an apartment building, which is related construction. The proposed apartment building is detached and will not directly impact the fabric of the historic house. Therefore, construction of the apartment building will not affect any materials that characterize the property because the historic house will be preserved and restored. The garage is not a recognized historic feature of the property. The apartment building will be differentiated from the old and will be compatible with the historic house in terms of massing, size, and scale. As a result of zoning, many variations of scale, massing, and types of residential properties are found throughout the setting of the subject property. Therefore, the proposed massing, size, and scale of the apartment building is in keeping with the historic house because it reflects the patterns of development in the City.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project would build an apartment building, which is related construction. However, because construction of the apartment building will not affect the essential form and integrity of the historic house, a future demolition of the larger apartment building would allow these aspects of form and integrity to remain, therefore meeting Standard for Rehabilitation No. 10. The detached garage is not critical to the historic house's eligibility for local listing and its consideration as a historical resource under CEQA. If the apartment building were demolished in the future, the garage would still be lost so there would be diminishment of the historic setting of the historic house. The historic setting of the project has already been altered through the construction modern in-fill apartment buildings. Therefore, the construction of the apartment building would not introduce a new element to impair the setting of the historic house. Therefore, the project complies with Standard for Rehabilitation No. 10.

For the reasons stated above, the project complies with the Standards for Rehabilitation and would not result in a substantial adverse change pursuant to Section 15064.5(b)(3) of the CEQA Guidelines.

REHABILITATION PLAN

In order to ensure the project is executed in compliance with the Standards and as approved, the specified Rehabilitation Plan shall be implemented:

- City staff will inspect the site during all phases of construction to ensure the project is constructed as approved.
- Period hardware shall be retained and re-used.
- Shingle siding shall be retained and repaired. Whenever repair is not possible, replacement shingles shall match existing shingles.
- Damaged stucco and concrete shall be repaired and patched as needed with materials that are consistent with existing concrete in terms of color, scoring, and aggregate size as appropriate.
- Windows shall be inspected and repaired by a qualified window restoration specialist.
- Provide product specifications and finishes for replacement windows for the existing vinyl windows for review by qualified staff from the City of Glendale Community Development Department. Replacement windows shall retain the existing window openings and profiles except as noted on the rear second floor addition.
- Fascia boards, rafter tails, and braces shall be inspected by a qualified restoration specialist. Damaged wood members will be restored using epoxy or other appropriate material as determined by the restoration specialist. If the qualified restoration specialist determines the damage is too severe to allow for restoration, wood members shall be replaced in kind.

In the unlikely event archaeological resources are found during ground-disturbing activities in native soils, work shall stop in that area until the find can be evaluated by a qualified archaeologist.

FINDINGS AND CONCLUSIONS

Based upon a review of the project design features A through N and with implementation of the Rehabilitation Plan, the proposed project would comply with the Standards and would not result in a substantial adverse change to a historical resource. Therefore, the proposed project is considered mitigated to a level of less than significant as defined in Section 15064.5(b)(3) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, ext. 102.

ATTACHMENT 1
RESUME OF KEY PERSONNEL

Carrie E. Chasteen, MS, BA

Historic Resources Manager

*MS, Historic Preservation,
School of the Art Institute of
Chicago, Chicago, IL*

*BA, History and Political
Science, University of South
Florida, Tampa, FL*

- *Cultural resources management and regulatory compliance*
- *History of California*
- *Architectural History*
- *Cultural History*
- *Identification and evaluation of the built environment*
- *Archival documentation*
- *Historic preservation consultation*

Years of Experience: 17+

- *Certified Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead*
- *Historic Preservation Commissioner, City of Pasadena*
- *Phi Alpha Theta National Historic Honor Society*

Carrie Chasteen has more than 17 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS / EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego counties in Southern California. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino County Transit Authority (formerly SANBAG), and various state, county, and local government agencies.

Carrie Chasteen served as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project in multiple cities and unincorporated territory within San Bernardino and Los Angeles counties. The proposed I-10 Corridor Project consists of adding lane(s) and providing improvements along all or a portion of the existing 33-mile stretch of I-10 from approximately 2 miles west of the Los Angeles / San Bernardino county line in the City of Pomona to Ford Street in the City of Redlands. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation in concert with Caltrans with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies at various community meetings. Additional experience includes serving as Principal Architectural Historian for the Interstate 405 (I-405) Improvement Project. For this project, Caltrans, in conjunction with the Orange County Transportation Authority (OCTA), proposes to improve mainline freeway and interchanges on I-405 for approximately 16 miles. For this project, Ms. Chasteen prepared a HPSR, HRER, and a Finding of Effect (FOE), and prepared the cultural resource and contributed to the cumulative impact sections for the EIS / EIR. In support of this project, Ms. Chasteen prepared numerous District Records for residential tracts, which effectively served as a test case for Caltrans' *Tract Housing in California, 1945 - 1973: A Context for National Register Evaluation* (2011).

Ms. Chasteen also served as Principal Architectural Historian for the State Route (SR) 71/91 Corridor Improvement Project within the cities of Riverside and Corona, Riverside County and the Riverside County Transportation Commission (RCTC). Extending from the Riverside County/Orange County line in Corona to Pierce Street in Riverside, the SR 71/91 Project will add regular lanes, tolled express lanes and connectors and improve interchanges, bridges, ramps and local streets. New connections between SR 91 and I-15 also will be made. Ms. Chasteen successfully prepared a Supplemental HPSR, HRER, and FOE in support of this project.

ATTACHMENT 2
PROJECT PLANS

These drawings and specifications are the property and copyright of ZOH RABIAN ARCHITECTS AND BUILDERS, INC., and shall not be used or in any other work except by agreement with ZOH RABIAN ARCHITECTS AND BUILDERS, INC. in their discretion and shall be void if not used by the contractor on the job site. Any discrepancy will be brought to the attention of ZOH RABIAN ARCHITECTS AND BUILDERS, INC. prior to the commencement of any work.

The Primary drawing indicates the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, electrical systems. As such, it does not indicate the details of work required for full performance and compliance with the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all data required for proper execution and completion of the work.

R # A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

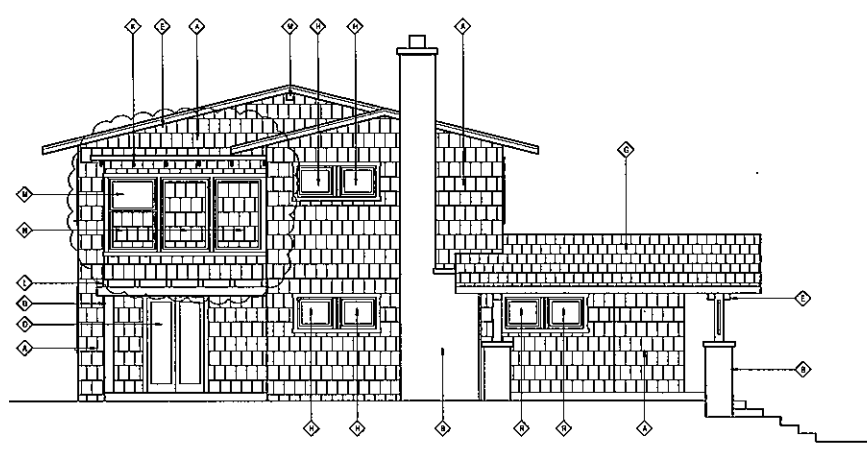
PROJECT:
538-534 N Kenwood
Condominiums
538-534 N Kenwood St.
Glendale Ca. 91206

REVISIONS		
DESCRIPTION	DATE	BY
REVISED	09.12.19	RZ

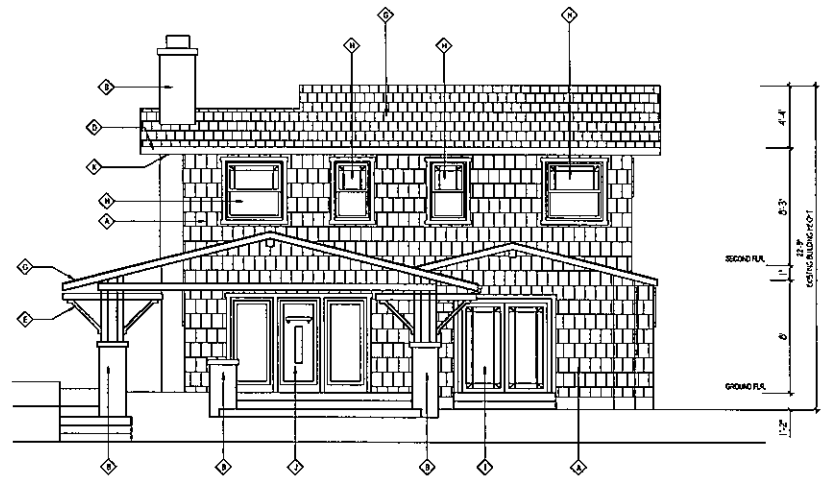
SHEET TITLE:
PROPOSED IMPROVEMENTS TO EXISTING HISTORIC BUILDING ELEVATIONS

DATE: 03.12.16
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DRAWN BY: TIZ
JOB NUMBER: 031215
SHEET:

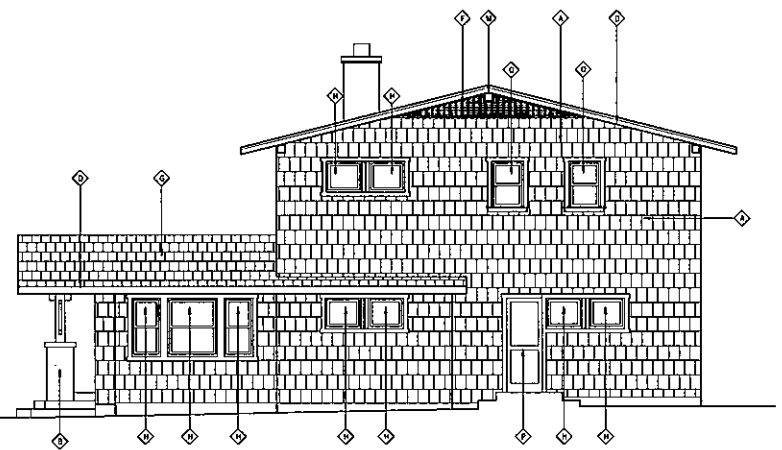
A4.3



2 EXISTING BUILDING NORTH ELEVATION WITH PROPOSED RESTORATION
SCALE 1/8" = 1'-0"



1 EXISTING BUILDING WEST ELEVATION WITH PROPOSED RESTORATION
SCALE 1/8" = 1'-0"



4 EXISTING BUILDING SOUTH ELEVATION WITH PROPOSED RESTORATION
SCALE 1/8" = 1'-0"



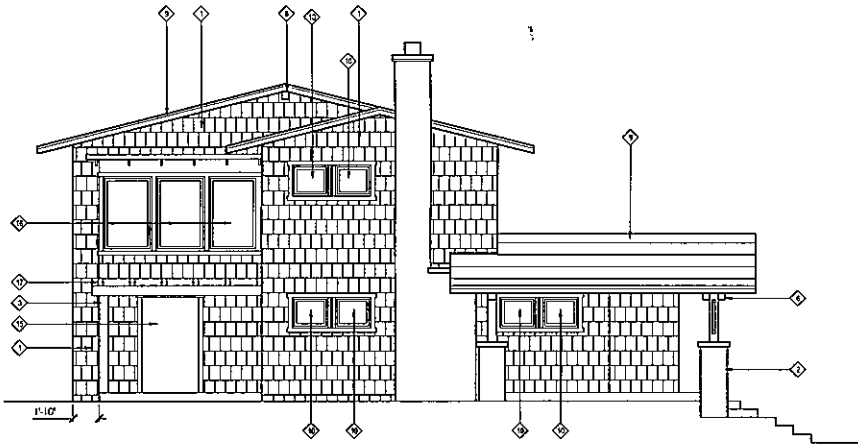
3 EXISTING BUILDING EAST ELEVATION WITH PROPOSED RESTORATION
SCALE 1/8" = 1'-0"

KEY NOTES :

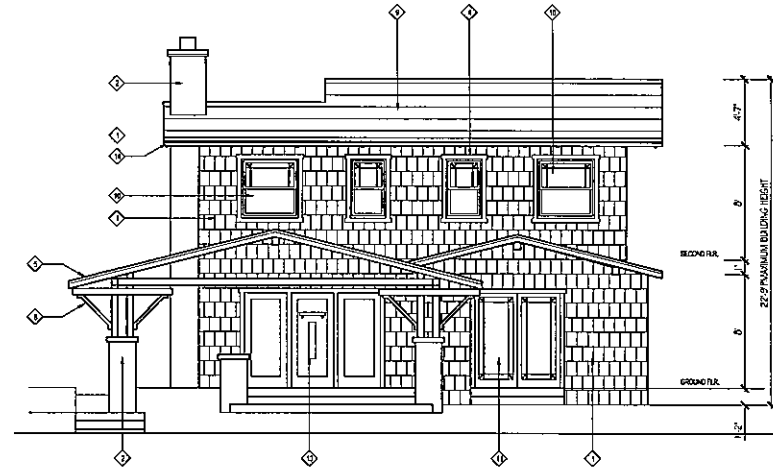
- E. - EXISTING TO REMAIN
REF. REPLACE EXISTING
- A. - EXISTING WOOD SHINGLE ROOFING TO REMAIN
PROVIDE ONE LAYER OF 3/8\"/>

- J. - EXISTING STAINED WOOD ENTRY DOOR WITH SLEIGHTS TO RESTORE.
- K. - RESTORE AND REPAINT EXISTING ROOF RAFTER TAILS.
- L. - RESTORE AND REPAINT EXISTING WOOD JOISTS AT THE BASE OF THE SECOND FLOOR REAR FACED.
- M. - REMOVE EXISTING 15/64\"/>

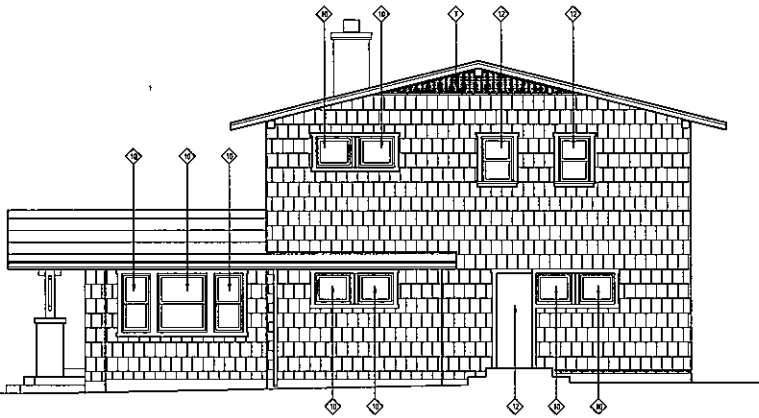
- N. - CLOSE EXISTING OPENINGS WITH EXTERIOR 3/4\"/>



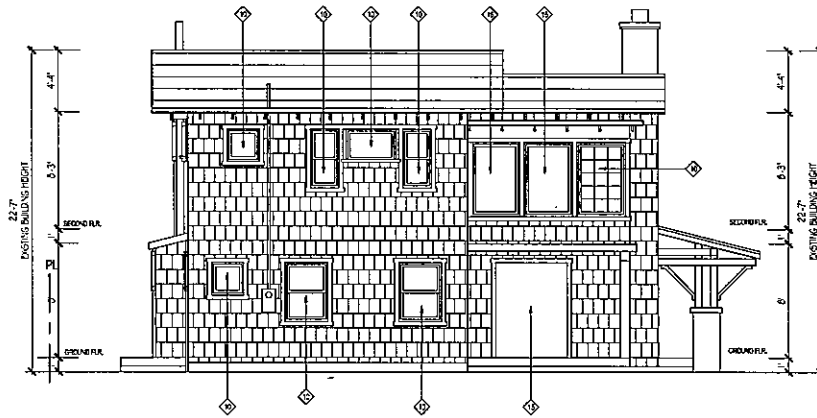
2 EXISTING BUILDING NORTH ELEVATION
SCALE 1/4\"/>



1 EXISTING BUILDING WEST ELEVATION
SCALE 1/4\"/>



4 EXISTING BUILDING SOUTH ELEVATION
SCALE 1/4\"/>



3 EXISTING BUILDING EAST ELEVATION
SCALE 1/4\"/>

KEY NOTES:

- 1- EXISTING WOOD SHINGLE SIDING
- 2- EXISTING CEMENT PLASTER
- 3- EXISTING WOOD CLAY COLUMN
- 4- EXISTING WOOD CASING TRIMS AND FOR SILL
- 5- EXISTING PAINT WOOD FASCIA
- 6- EXISTING PAINT WOOD BRACE
- 7- EXISTING PAINTED WOOD VENT
- 8- EXISTING PAINT METAL GUTTER AND DOWN SPOUTS
- 9- EXISTING ROLLED ASPHALT ROOF COVERING
- 10- EXISTING WOOD FRAMED WINDOW
- 11- EXISTING WOOD FRAMED PITCH DOOR
- 12- EXISTING VINYL HANG IN DOOR
- 13- EXISTING STAIN WOOD ENTRY DOOR
- 14- EXISTING ROOF RAFTER TIES
- 15- NO EXISTING DOOR
- 16- NO EXISTING WINDOW
- 17- EXISTING PAINTED WOOD JOISTS



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www.zorabian.com

SCALE:

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The Preliminary drawings indicate the general scope of the project in terms of architectural design concept, the details of the building, the major architectural dimensions and the type of structural, mechanical, electrical systems. An architect's drawings do not constitute a contract or warranty of any kind. The contractor shall verify all dimensions and conditions of the existing building prior to the commencement of any work.
CLIENT:

R & A HOMES LLC
PO BOX 291473
Los Angeles Ca 90029

PROJECT:
538-534 N Kenwood
Condominiums
538-534 N Kenwood St.
Glendale Ca. 91206

DESCRIPTION	DATE	BY
REVISED	09.13.15	12

SHEET TITLE:
EXISTING HISTORIC BUILDING ELEVATIONS

DATE	07.16.15
SCALE	1/4" = 1'-0"
DRAWN BY	FIZ
JOB NUMBER	051315
SHEET	

A4.4

ATTACHMENT 3
DPR 523 SERIES FORMS

PRIMARY RECORD

Primary #
HRI #
Trinomial
2017 NRHP Updated Status Code 5S3
Other Listings

Page 1 of 2 Resource Name or #: 534 N Kenwood St

P1. Other Identifier

*P2. Location: Not for Publication Unrestricted

*a. Country Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

*b USGS 7.5' Quad Burbank Date 2018 T 1N ; R 13W of of Sec B. M.

c. Address 534 N Kenwood St City Glendale Zip 91206

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: APN: 5643007004

***P3a. Description**

This property was surveyed in the 2007 Glendale Craftsman Style Architecture survey. This survey form updates that evaluation. The character-defining features remain unchanged from those identified in 2004. No new alterations were noted in the 2017 survey update of the property.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



***P3b. Resource Attributes:**

HP2. Single family property

*P4. Resources Present ■ Building

***P5b. Description of Photo**

View East, 2017

***P6. Date Constructed/Age and Source**

1913, LA County Tax Assessor

***P7. Owner and Address**

***P8. Recorded by:**

Historic Resources Group
12 S Fair Oaks Ave, Suite 200
Pasadena, CA 91105

*P9. Date Recorded 2017

*P10. Survey Type Intensive

*P11. Report Citation: Historic Resources Group, City of Glendale South Glendale Historic Context Statement, September 30, 2014.

*Attachments: ■ Continuation Sheet

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
2017 NRHP Updated Status Code 553

Page 2 of 2

*Resource Name or #: 534 N Kenwood St

*Recorded by: Historic Resources Group Date: 2017

*Update

2017 update to Previous Survey Data

***B6. Construction History:**

NO ORIGINAL PERMIT. 19XX Certificate of Inspection from 1929 shows owner is Dropier. PERMIT: 1949, Owner is A.M. Draper.

City Directory Research:

City directory: 1917, No address listed. City directory: 1923, Albert M. Draper, refiner, resides here.

Appears in 1919 Sanborn as two-story dwelling with partial width projecting porch.

B10. Significance: Early Development & Town Settlement (1872-1918)

Area South Glendale

Period of Significance: 1913

Property Type: Single family residence

Applicable Criteria: 1

This property was documented during the 2007 Glendale Craftsman Survey, and re-evaluated during the 2017 South Glendale historic resources survey. It was constructed in 1913, and is significant as an increasingly rare example of early residential development in South Glendale. It is eligible for listing in the Glendale Register under local Criterion 1, representing the earliest period of South Glendale's residential development.

Glendale was founded in 1887, amid the regional real estate and population boom of the era; the City of Glendale was incorporated in 1906. Incorporation triggered exponential growth, and the new city's population grew from 1,186 in 1906 to 13,576 in 1920. While the town had been platted in 1887, subdivisions of new tracts began in earnest with the arrival of the streetcar in the early 20th century. Dozens of tracts of varying sizes were subdivided in Glendale in the first two decades of the 20th century. By 1919, the Sanborn maps show residential construction to have spread westward, specifically along Lexington Drive, Myrtle Street, California, and Milford Streets to the west of Brand Boulevard and east of Columbus Avenue; there were some dwellings as far west as Pacific Avenue. South Glendale contains the historic heart of the city and some of its oldest residential neighborhoods. Single-family residential development in South Glendale from the early 20th century consisted primarily of California bungalows: simple, often garden-oriented houses uniquely suited for the climate and lifestyle of the region. The term "bungalow" typically refers to a modest, one- or one-and-a-half-story house with an informal floor plan. The exteriors were generally simple, and the use of natural materials was important to the design aesthetic.

Zoning changes have resulted in a great deal of infill construction of apartment buildings in areas that were formerly low density, single-family neighborhoods. As a result, intact neighborhoods of low-density, single-family development are rare in South Glendale. Consistent with the registration requirements identified in the South Glendale Historic Context Statement, properties significant as examples of early residential development were constructed prior to 1918 (Criterion 1).

State of California - The Resource Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #: _____
 HRI #: _____
 Trinomial: _____
 NRHP Status Code: 5S3
 Other Listings: _____
 Review Code: _____ Reviewer: _____
 Date: -/-/ _____

Survey #:
 DOE #:

*Resource Name or #: 534 N. Kenwood Street

P1. Other Identifier: _____

*P2. Location: not for publication unrestricted

*a. County Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

b. USGS 7.5' Quad: Burbank YEAR: 1994 T _____ ; R _____ of _____ of Sec _____ B.M. _____

c. Address: 534 N Kenwood Street City: Glendale State: CA Zip Code: 91206-3252

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 5643-007-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Parcel number 5643-007-004 consists of 0.17 acres and includes two buildings. The primary building's address is 534 N. Kenwood Street. It is located on the east side of Kenwood Street and faces west. This property is a single-family residence and detached garage with a front lawn and bushes along the front porch and primary elevation. The primary building is a single-family residence that was constructed in 1913 in the Aeroplane Craftsman style. It is located on the western portion of the. *Continued below...*

*P3b. Resource Attributes: (List attributes and codes)

HP02

*P4. Resources Present: Building Structure Object Site District Element of a District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
Front facade

*P6. Date Constructed/Age and Source:

Historic PreHistoric
 Both Neither

Year Built: 1913 - Documented

*P7. Owner and Address:

Name: Lee E. Marlene E. Cochran TR
 Address: 1871 Sherer Ln.
Glendale, CA 91208

*P8. Recorded By:

Planning Department
 City of Glendale
 633 E. Broadway, Room 103
 Glendale, CA 91206

*P9. Date Recorded: 06/19/2007

*P10. Survey Type: Survey - Reconnaissance

Survey Title: 2007 Glendale Craftsman Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments:

NONE

Building, Structure, and Object Record

Milling Station Record

Other: _____

Location Map

Archaeological Record

Rock Art Record

Sketch Map

District Record

Artifact Record

Continuation Sheet

Linear Feature Record

Photograph Record

Primary #:	_____
HRI #:	_____
Trinomial:	_____

P3a.Description (continued):

parcel. It is a two-story, irregularly shaped building. The principal façade is asymmetrical. It is constructed out of wood and sits on a concrete foundation. The exterior is clad in wood shingles. It is covered by low-pitched, front gabled roofs above the first floor and a low-pitched, side gabled roof above the second floor, both sheathed with composition shingles. The building has a wide overhang with open eaves, exposed rafters, stickwork under the front porch gable, false beams under the gable ends and peaks and knee brackets. The building has one stucco-clad chimney located on the north elevation. There is also one large porch located on the northern portion of the front façade. It consists of a partial-width front porch under a front gabled roof. The porch is supported by paired wood posts that rest on stucco-clad pedestals that extend to ground level. The main entrance is located under the front porch gable and consists of an original and elaborate wood door and flanking wood sash casement windows. There are three wood sash multi-pane windows on the second-floor façade facing the street and a set of wood doors (covered by original screen doors) on the southern portion of the primary elevation. The windows have wide surrounds and extended lintels. Other windows throughout the house consist of wood sash multi-pane windows. Landscaping elements include a front lawn and bushes along the front porch and primary elevation. Other features include a concrete walkway leading from the sidewalk to the porch.

The Craftsman style was popular from 1900 to 1925 in Southern California. Typical character defining features of the Craftsman style include: the use of natural materials such as wood and stone; a low-pitched, gabled roof (occasionally hipped) with wide, open eave overhangs and exposed rafters; decorative (false) beams or braces commonly added under gables; either full- or partial-width porches with the roof supported by tapered square columns or pedestals frequently extend to ground level (without a break at level of porch floor); and horizontally arranged windows with wide wood window surrounds, multi-light windows and extended lintels. This Craftsman building exhibits an exterior clad in wood shingles and decorative wood stickwork under the front porch gable, a low-pitched gabled roof with wide, open eave overhangs and exposed rafters, decorative false beams and knee braces added under gables, a partial-width front porch with the roof supported by wood posts that rest of pedestals that extend to ground level and horizontally arranged windows with wide wood window surrounds, multi-light windows and extended lintels.

The condition of the building is good. Alterations to the building include a boarded-up window on the north elevation.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # Update #17-0781
 HRI #

Trinomial
 NRHP Status Code 3S, 3CS, 5S3
 Craftsman and South Glendale Surveys

Other Listings
 Review Code 5S3 Reviewer City of Glendale Date 2007, 2019

Page 1 of 6

Resource name(s) or number(assigned by recorder) Frank Rennsselear Liddell Residence

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Burbank Quad Date: 1994 T R ¼ of ¼ of Sec B.M.

c. Address: 534 N. Kenwood Ave.

City: Glendale Zip: 91206

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5643-007-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property contains two buildings: a two-story, Arts & Crafts (Craftsman) style residence and a vernacular garage of the same style. The residence architectural subtype is "Aeroplane," distinguished by the set-back second floor and deep overhanging eaves which suggest the wings of a plane. Its Craftsman features are the overall horizontal orientation and asymmetry of the composition, its corner-wrapped entrance porch, extended decorative purlins, ridge beams and rafter tails, elaborate ornamental joinery and kneebraces at porch supports, the three-part natural wood door and sidelights, capped plaster porch bases and corresponding endwall chimney, the exposed keyway wood shingle cladding, the wide door and window casings, decorative marginal muntins, the front and side-gabled, low sloping roofs and deep, overhanging eaves. The shingled exterior wall finish is battered at the corner bases, typical of the style.

The residence is two bays wide and is irregularly configured in plan. The left (or north) entrance porch notably wraps around the side for a full bay. The porch has a front-facing, open gable with an exposed, open truss. The truss has pegged, painted wood, ornamental joinery that incorporates double kneebraces at the porch supports. Extended purlins, ridge beams and rafter tails with wide, low sloping top chords and a full-length bottom chord further elaborate the delicately balanced open truss and fine carpentry expressed in the porch (Photograph 3). The porch deck is scored concrete, reached by two steps that are widest at the scored concrete walkway. The elegant, off-center, three-part, natural wood front door reinforces the geometry of the porch with its central, wood slab door. The entrance door has a central, stepped-out upper "rail," supported on thick blocks with an obscured glass, vertical light that punctuates the studied, simple configuration. The original, custom door handle incorporates a double-chevron form at the top; the three-part handle remains as well (Photograph 2). Full-length, operable sidelights echo the windows' marginal muntin motif and have wood-framed screens with handles. Like the painted window casings, the main entry has a more elaborate, natural stained wood, extended header on wide side casings which further emphasizes the leitmotif of floating, lightly supported horizontal members demonstrated in the porch posts and truss, the entrance, all windows and the lower roof forms.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Photo: (view and date)

View east May 2019

*P6. Date Constructed/Age and Sources: historic

1913, Office of the County

Assessor

*P7. Owner and Address:

unknown

*P8. Recorded by: (Name, affiliation, and address)

F. Smith

The Glendale Historical Society

PO Box 4173

Glendale, CA 91202

*P9. Date Recorded: May 15, 2019

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation:

Property Evaluation of 534 N. Kenwood Av. Glendale, CA, The Glendale Historical Society 2019.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3CS, 5S3

*Resource Name or # Frank Rennsselear Liddell Residence

B1. Historic name: Frank Rennsselear Liddell Residence (1917-1922)

B2. Common name: none

B3. Original Use: single-family residence B4. Present use: same

*B5. Architectural Style: Arts & Crafts (Craftsman) Aeroplane

*B6. Construction History: (Construction date, alterations, and date of alterations) Completed in 1913 (Office of the Los Angeles County Assessor). Alterations: none. Temporary board-ups, years unknown.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: original two-car garage

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Early Development & Town Settlement

Area: Glendale

Period of Significance: 1913-1922 Property Type: Residential Architecture Applicable Criteria: B

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The residence and garage were built in 1913 (Office of the County Assessor). The first residents were Laura M. and Frank Rennsselear Liddell, Sr. in 1917 (City Directory). The Liddells lived with their children, Frank Jr. and Mildred.



Mr. Liddell worked at a bank but was notably a recognized, self-taught painter. Liddell was born in Wisconsin in 1872, and came to Los Angeles in 1883 where he painted oils and watercolors as a hobby. By 1890, "he was a competent landscape painter" represented by two art galleries (Hughes 1989). Liddell was influential in the developing California art world as a "founder of the Painters' Club and the first president of the California Art Club." His fine art work paintings were covered in the *Los Angeles Times* periodically, but he died 1923 (Hughes 1989).

Figure 1: Frank R. Liddell, Sr. unnamed landscape watercolor on paper. California Art Club permanent collection. Not for publication.

The California Art Club (CAC), unlike its predecessors, admitted women, sculptors and non-residents. According to the *Los Angeles Times* in 1909, "They still felt there was a need for artists living in Southern California to meet and share their ideas, and to exhibit together. Frank Rennsselear Liddell, a businessman and part time painter, was elected as their first president..."

(See Continuation Sheet 3)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: (See Continuation Sheet 5)

B13. Remarks:

*B14. Evaluator: F. Smith

*Date of Evaluation: May 25, 2019



Sketch Map subject property in red, no scale ↑ N



Source: Los Angeles County aerial photograph 2014.

DEPARTMENT OF PARKS AND RECREATION

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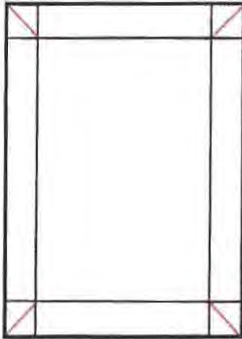
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*Resource Name or # (Assigned by recorder) Frank Rennsleear Liddell Residence

*Recorded by: F. Smith

*Date: May 15, 2019

 Continuation Sheet***P3a. Description** (Continued from Page 1)

The side bay has paired French doors that open onto low steps and a scored walkway. Those doors incorporate the marginal muntin design repeated in the other original front and side windows including the entrance sidelights. The French doors have fitted screen doors.

The design of the windows and sidelights feature diagonal components at the corners, unlike known examples of the type. The side-gabled second story has double-hung, wood sash windows that repeat the marginal muntin theme of the others in the upper sashes.* Those windows are arranged in an A-BB-A pattern, with the center, "B" windows being much wider than the A-types.

Figure 2: Diagram at left demonstrates the configuration of a standard, Craftsman era window with marginal muntins in black. That window would require nine separate pieces of glass. The subject property residence contains additional 45-degree "miters" shown in red at each of the corners, which makes each window assembly 13 separate lights of glass, some of which would be extremely small. Diagram by author.

There is a stepped, plastered, endwall chimney with concrete caps at the right, north side of the building.

The single-story, four-door garage has a front-facing gable and is clad in painted, beveled shiplap. It is rectangular and faces the alley at the rear of the property. The deeply overhanging eaves, decorative extended rafter tails, purlins and ridgeboards clearly establish its Craftsman style. At the alley, the paired, likely original swing doors are reinforced by simple Z-braces, interrupted by lockrails. The left door leaves each have small openings. The side windows have wide casings. Like the residence, the roof is rolled roofing material, which is a largely archaic material, but is nonetheless a character defining feature.



Photograph 1: Rear, two-car garage at rear of property. Note original wood doors. View west from alley. May 2019.

The property is a level, rectangular, mid-block lot. The front yard is roughly bisected by a scored concrete, central walk that flares at the entrance porch and wraps around the house. The property has a flat lawn, mature trees and plantings which constitute its immediate setting. The parkway at the subject property and elsewhere on the block has two mature, multi-trunked camphor trees at each lot.

The subject property is abutted by another other small single-family residence from the Craftsman era which shares its generous setback to the north. It has 1, 2, and 3 story low-rise multi-family buildings on the south side and across the street. The subject property residence and garage are in fair condition with no significant alterations visible from public rights of way. Review of recent photographs shows that the property has rapidly deteriorated since 2014 (<https://www.redfin.com/CA/Glendale/534-N-Kenwood-St-91206/home/7159002>). A few side windows may have been replaced by jalousie windows in their original openings. A rear sleeping porch was enclosed by multi-light windows, but that alteration was likely made before 1930, and has acquired its own significance over that time.

Additional photos are on Pages 6.

* The upper sash designs on the second floor exclude the bottom row of marginal muntins, which makes them appear to hover, in keeping with the original design intent.

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*Resource Name or # (Assigned by recorder) Frank Rennsselear Liddell Residence

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*Date: May 15, 2019

 Continuation Sheet***B10. Significance** (Continued from Page 2)

After the CAC was established, a gallery was secured at Hotel Ivins in downtown Los Angeles, and the organization grew considerably in size and stature. CAC was best known for its California "Plein Air" style painting. "In order to master the [French] Impressionists' treatment of light, [these] artists adopted an important habit: painting *en plein air*, or 'in the open air.' Perfect for capturing the distinctive glow of the Golden State, *plein air* painting quickly became a defining feature of 20th-century California painting" (Richman-Abdou 2018). The club's events were widely covered in the *Los Angeles Times* and it quickly expanded over the following decade to include seasonal and traveling exhibitions, juried competitions and maintained "club rooms" for meetings and activities. The CAC retains at least one of Liddell's work in their permanent collection with other important artists. It remains a dominant force in the California fine art and social communities (with various types of memberships) and has twelve chapters statewide (California Art Club. "About"). Mr. Liddell died in 1923.

Mrs. Liddell was born in Ohio in 1872 and died in 1967 (Census and Calif Death Index). By 1919, Frank Jr. was a camera operator (city directory).

The second known residents after 1922 were Lola C. and Albert M. Draper with Mrs. Draper's mother, Sarah E. Hagen. Mr. Draper (b. 1881) was born in Michigan where he established a successful easel company. The "Stand Pat" easel name was based on American political campaign themes from the early 20th century, characterized by "being reactionary [and], resistant to dramatic changes in policy." The popular phrase became a noun, and "standpatters" or "stand-patters" described politicians who followed the way of thinking (Sapphire 2000). By 1921, Draper was among the founders of a platinum company in downtown LA which was one of fewer than 20 platinum foundries in the nation and the only of its type in California (SWB&C 1922). It was "among the principal buyers" of crude platinum in the United States that year (U.S. Bureau of Mines 1922). His wife, Lola (b. 1882) and mother-in-law, Mrs. Hagen (1860-after 1940) were each born in Canada. The Drapers remained at the subject property until at least 1949 (city directory). Mr. Draper died in 1959 and his wife in 1967.

Grace and Edward D. Campbell were the owners by 1958. He was an accountant. In 1971 the owner or tenant was Fred Wilson, and Harris Bobel in 1989. By 2007, the subject property was owned by the Lee and Marlene Cochran Trust. No substantial information was found regarding the lives or missions of other owners or tenants as they relate to these buildings.

The subject property is eligible for listing in the National Register of Historic Places under Criterion B, but it is not a contributor to a previously unevaluated historic district. It is significant under Criteria B, for its direct association with the life and art career of Frank R. Liddell, a person important in our past who performed significant achievements at the subject property. The double garage was a very uncommon type at the time, and is reasonably obvious that Mr. Liddell used it as the studio where he sometimes painted and would have kept his paint supplies. As a founder of the California Art Club and a significant California Plein Air painter, Mr. Liddell's life and career were locally significant. Other known Glendale-based painters were studied for comparison, Sumbat Der Kiureghian, Ro Kim and Saber. Der Kiureghian (1913-1999) was a 20th century Iranian-Armenian watercolor artist, who moved to the United States in 1980 and maintained a studio and gallery in Glendale until his death (Der Kiureghian, Armen. *The Life and Art of Sumbat*. 2009). Ro Kim is a Glendale-based, Korean-American commercial artist who is still working. He came to the US in 1972 and his paintings "can look like modern photographs or works of the old masters" (<http://www.rokimart.com/home>). Saber (b. 1976) is an American graffiti artist and painter who was born in Glendale. *The Washington Post* described him as one of "the best and most respected artists" in his field (O'Sullivan 2006). Because each of those artists work is contemporary, their work cannot be adequately judged against the achievements of their peers. Their bodies of work have continued to evolve over the past 50 years and the work of two can be expected to continue developing.

The property was found to be locally significant in the 2007 Craftsman Survey and again in the 2017 South Glendale Survey. Both surveys were prepared for the City of Glendale. It was found to be significant for its Aeroplane Craftsman architecture in the South Glendale Survey under three contexts: "Early Development & Town Settlement," "Early Residential Development" and as a "Prewar Single-Family Residence & Craftsman." The 2007 survey notably recognized two significant buildings on the property, the residence and the garage. That survey used the subject property as the Craftsman Style example in its Style Guide (see Figure 3). The only characteristic from Style Guide the residence does not possess is dormer windows.

The subject property was found eligible for designation in the Glendale Register by the City under Criteria 2, 3 and 5. Its significance under Criterion 1 is because the property is directly associated with the artist, Frank Liddell, who significantly contributed to the history of the region, and city in his body of work as well as his central role establishing the California Art Club. Its Criterion 3 importance is for the residence and garage designs, which embody the distinctive and exemplary characteristics of

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*Recorded by: F. Smith

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 Continuation Sheet***B10. Significance** (Continued from Page 4)

the Craftsman Aeroplane subtype and the Craftsman style. It contains two early local examples of the design type. The residence is a particularly fine example of the type, the buildings retain high integrity and date from one of the earliest development periods in Glendale's history. The natural wood door, its original hardware and sidelights illustrate and possess high artistic values. Based on those factors, the property exemplifies the early heritage of the city (Criterion 5).

The property has discretionary eligibility for the California Register and is considered a "historical resource" as defined in CEQA.

***B12. References:** (Continued from Page 2)

Anderson, Antony. *Exit the Painters' Club*, *Los Angeles Times*, December 12, 1909.

California Art Club. "About" and "History" <https://www.californiaartclub.org/about>

California, State of. "California Death Index 1940-1997."

Commerce, U.S. Department of. various census records.

Der Kiureghian, Armen. *The Life and Art of Sumbat*. 2009

Glendale City Directories, various.

Galvin Preservation Associates for Glendale, City of. "Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture, 2006-2007"

Historic Resources Group for Glendale, City of. "South Glendale Survey" 2019.

Hughes, Edan Milton. *Artists in California 1786 – 1940*. 1989.

O'Sullivan, Michael. "On the Streets, Graffiti Is Making a Name for Itself" *The Washington Post*. 13 October, 2006.

Richman-Abdou, Kelly. "California Impressionism: How American Artists Adapted French 'Plein Air' Painting" 2018.
<https://mymodernmet.com/california-impressionism/>

Safire, William. *Safire's Political Dictionary* (Oxford: Oxford University Press) 2008.

United States. Bureau of Mines. "Reports of Investigations." February 1922.

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*Resource Name or # Frank Rennslear Liddell Residence

*Recorded by: F. Smith

*Date: May 15, 2019

Continuation Sheet

*P3a. Description (Continued from Page 3)



Photograph 2: Detail of natural wood, three-part entry door, screens, doorbell and original, custom hardware. May 2019.



Photograph 3: Detail of double kneebraces, pegged joinery, massive purlin (center top) and open truss (left side) at front porch. May 2019.