City of Glendale Community Development Department Design Review Staff Report – Multi-Family

Meeting/Decision Date: May 2, 2024	Address: 230 Winchester Ave, 91201								
Review Authority: □DRB ⊠ADR □HPC □CC	APN: 5626-011-016								
Case Number: PADR-001029-2023	Applicant: Amir Kacem								
Prepared By: Chloe Cuffel, Planner	Owner: Aleksandr Rostomyan								
Project Summary The project proposes a new 2,040 square foot (SF), two-story, residential dwelling unit with an attached two-car garage at the rear of an existing 1,464 SF single-family dwelling (built in 1937) located on a 7,500 SF lot in the R-3050 H (Moderate Density Residential) Horse Overlay Zone.									
Existing Property/Background The subject site is a 7,500 square-foot corner lot that wa Minimal Traditional house and a detached garage access the site. The site topography consists of relatively flat to the other properties in the neighborhood. The site is on Riverside Drive and South Victory Boulevard in the River context surrounding the subject site features mostly sing subject site and several multi-family and commercial but the alley.	ssed from the existing alley on the northwest side of errain and has a regular, rectangular shape similar to the south side of Winchester Avenue between erside Rancho neighborhood. The neighborhood gle-story, Minimal Traditional homes west of the								
The existing garage was demolished with a permit in 19 the property was also demolished. No garage was built house does not have a garage.									
The subject site is located in a medium density residential, horse overlay zone along a /local street with a mix of single- and multi-family dwellings and commercial uses. The site is .2 miles from Bette Davis Park and .4 miles from Benjamin Franklin Elementary School.									
Staff Recommendation ☐ Approve ☐ Approve with Conditions ☐	Return for Redesign								
Last Date Reviewed / Decision ☐ First time submittal for final review. ☐ Other:									
Zone: R3050 - Moderate Density Residential Although this design review does not convey final zoning consistency with the applicable Codes and no inconsistence.									
Active/Pending Permits and Approvals ☑ None ☐ Other:									
CEQA Status: The project is exempt from CEQA review as a Class 15301 of the State CEQA Guidelines.	s 1 "Existing Facilities" exemption pursuant to Section								

☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small

	Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines. Other:
	te Slope and Grading None proposed Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required. 1500 cubic yards or greater of earth movement:
	50% or greater current average slope:
DI	ESIGN ANALYSIS
	te Planning te the following items satisfactory and compatible with the project site and surrounding area?
	Building Location ⊠ yes □ n/a □ no
	If "no" select from below and explain: □Setbacks of buildings on site □Prevailing setbacks on the street
	Yards and Usable Open Space ⊠ yes □ n/a □ no
	If "no" select from below and explain: □Outdoor space integrated into site design and acknowledges adjacent development □Common space easily accessible from all units □Appropriate separation/screening from residential units □Discrete seating and amenity areas allow for multiple users
	Garage Location and Driveway ⊠ yes □ n/a □ no
	If "no" select from below and explain: Garage fully integrated into overall structure Driveway and curb-cut widths minimized Grade-level garages and parking, if allowed, are appropriately screened from the street Decorative paving complements building design Stairs and lifts to subterranean garages incorporated into the design of the project
	Landscape Design ⊠ yes □ n/a □ no
	If "no" select from below and explain: □Complementary to building design □Maintain existing trees when possible □Provide landscaping adjacent to driveways and garages □20% of planting at above-grade common spaces is within 9 inches of finish floor □Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences

⊠ yes □ n/a □ no
If "no" select from below and explain: □ Appropriate style/color/material for building design □ Perimeter walls treated at both sides □ Retaining walls minimized □ Appropriately sized and located
Equipment, Trash, and Drainage ☐ yes ☐ n/a ☒ no
If "no" select from below and explain: □ Equipment screened and well located □ Trash storage out of public view □ All screening integrated with overall building and/or landscape design □ Downspouts appropriately located □ Vents, utility connections integrated with design, avoid primary facades The gutters and downspouts are not shown on the drawings. Staff is recommending a condition of approval that the plans be revised to identify the downspouts and gutters.
Lighting ☐ yes ☐ n/a ☒ no
If "no" select from below and explain: □ Light fixtures are appropriate to the building and/or landscape design □ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme □ Utilize shielded fixtures to avoid light spillover onto adjacent properties No exterior lighting is proposed, though it will likely be needed. A condition is proposed requiring submittal of a lighting proposal to include exterior lighting for the first and second floor with fixtures that are consistent with the traditional style of the development.

Determination of Compatibility: Site Planning

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

- The new single-family building will face the alley off Winchester Avenue, and therefore does not alter the prevailing setback pattern of the neighborhood.
- The new building is sited at the rear of the existing site, and will not significantly alter the view from Winchester Avenue.
- The project proposes a new two-car garage that will be attached to the new unit. The garage will be accessed via the alley (City Alley #6).
- The project provides the required, functional common and private outdoor spaces. The project site meets minimum landscaping requirements.
- There is an existing six foot high CMU block wall along southern side and rear of the property that will remain. An existing 6 foot high wood fence lines the property on the alley side. The fence will remain and a gate will be provided for driveway and garage access. A condition is included to provide details to ensure the gate will be complimentary to the existing wood fence.
- The trash storage is not identified on the plans. A condition has been included to provide the location of trash storage for staff review and approval.
- The gutters, downspouts, and light fixtures are not identified on the drawings. Conditions of approval have been recommended requiring revised drawings to be provided for staff review and approval.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

⊠ yes □ n/a □ no
If "no" select from below and explain: □Relates to predominant pattern through appropriate proportions and transitions □Impact of larger building minimized
Building Relates to Existing Topography ⊠ yes □ n/a □ no
If "no" select from below and explain: □Form and profile follow topography □Alteration of existing land form minimized □Retaining walls terrace with slope
Consistent Architectural Concept ⊠ yes □ n/a □ no
If "no" select from below and explain: ☐ Concept governs massing and height
Scale and Proportion ⊠ yes □ n/a □ no
If "no" select from below and explain: □ Scale and proportion fit context □ Articulation avoids overbearing forms □ Appropriate solid/void relationships □ Entry and major features well located □ Avoids sense of monumentality
Roof Forms ⊠ yes □ n/a □ no
If "no" select from below and explain: □Roof reinforces design concept □Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The proposed two-story project is located in a moderate density residential zone along Minor/Local Winchester Avenue, with one- and two-story single- and multi-family development surrounding the subject property. The neighborhood context surrounding the subject site features mostly single-story, Minimal Traditional homes west of the subject site and several multi-family and commercial buildings to the south, north, and east, directly across the alley. The proposed two-story building is appropriate to the surrounding context.
- The massing is broken up by recessed building forms, breaks in roof and walls, fenestration and cladding material. Applying these features appropriately avoids long, blank horizontal facades as it creates an interesting design element and minimizes a boxy outline.

- Two balconies at the second story provide relief of the overall massing and interruptions of blank facades.
- The project features hipped and gable roof forms, appropriately incorporated into the traditional style of the development with a 4:12 roof pitch throughout the development that matches the roof of the existing single-family residence on the site.

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esign and Detailing e the following items satisfactory and compatible with the project site and surrounding area?
Overall Design and Detailing ⊠ yes □ n/a □ no
If "no" select from below and explain: □ Design is compatible with neighborhood context □ Design is stylistically consistent □ Employs consistent vocabulary of forms and materials while expressing architectural variety □ Cladding materials and
Entryway ⊠ yes □ n/a □ no
If "no" select from below and explain: □Well integrated into design □Avoids sense of monumentality □Design provides appropriate focal point □Doors appropriate to design
Windows ☐ yes ☐ n/a ☒ no
If "no" select from below and explain: □ Appropriate to overall design □ Overall window pattern appropriate to style □ Window operation appropriate to style □ Recessed/flush window appropriate to style and/or location □ Openings are well detailed The new development features sliding windows. A condition has been included to revise the window schedule to use Fixed, Casement, or Hung windows.
Privacy ⊠ yes □ n/a □ no
If "no" select from below and explain: ☐ Consideration of views from "public" rooms and balconies/roof decks ☐ Avoid windows facing adjacent windows
Finish Materials and Color ⊠ yes □ n/a □ no
If "no" select from below and explain: □ Textures and colors reinforce design □ High-quality materials, especially facing the street □ Materials appropriately enhance articulation and façade hierarchies □ Wrap corners and terminate appropriately

□Cladding is well detailed, especially at junctions between materials □Foam trim, finished on site, is prohibited
Paving Materials ☑ yes ☐ n/a ☐ no
If "no" select from below and explain: □ Decorative material at entries/driveways □ Permeable paving when possible □ Material and color related to design
Ancillary Structures ☐ yes ☑ n/a ☐ no
If "no" select from below and explain: □ Design consistent with primary structure □ Design and materials of gates, fences, and/or walls complement primary structure

Determination of Compatibility: Design and Detailing

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

- Overall, the consistent use of materials and colors throughout the project helps to reinforce the traditional design concept.
- The entryway is well integrated into the design, and avoids a sense of monumentality. Both unit entries are well defined, featuring a porch and recessed doorway with a single-door entry. The new doors will be wood with partial glazing at the top.
- The windows are appropriately placed throughout the unit and will be recessed and vinyl. A condition is included to revise window schedule to replace Sliders with Casement, Fixed, or Hung operation to meet the Window Guidelines.
- The traditional style of the project features an appropriate combination of exterior cladding material
 including brown wood cladding, stucco, and dark grey composition shingle roof. These finish
 materials are consistent with the style of the development.

Recommendation / Draft Record of Decision

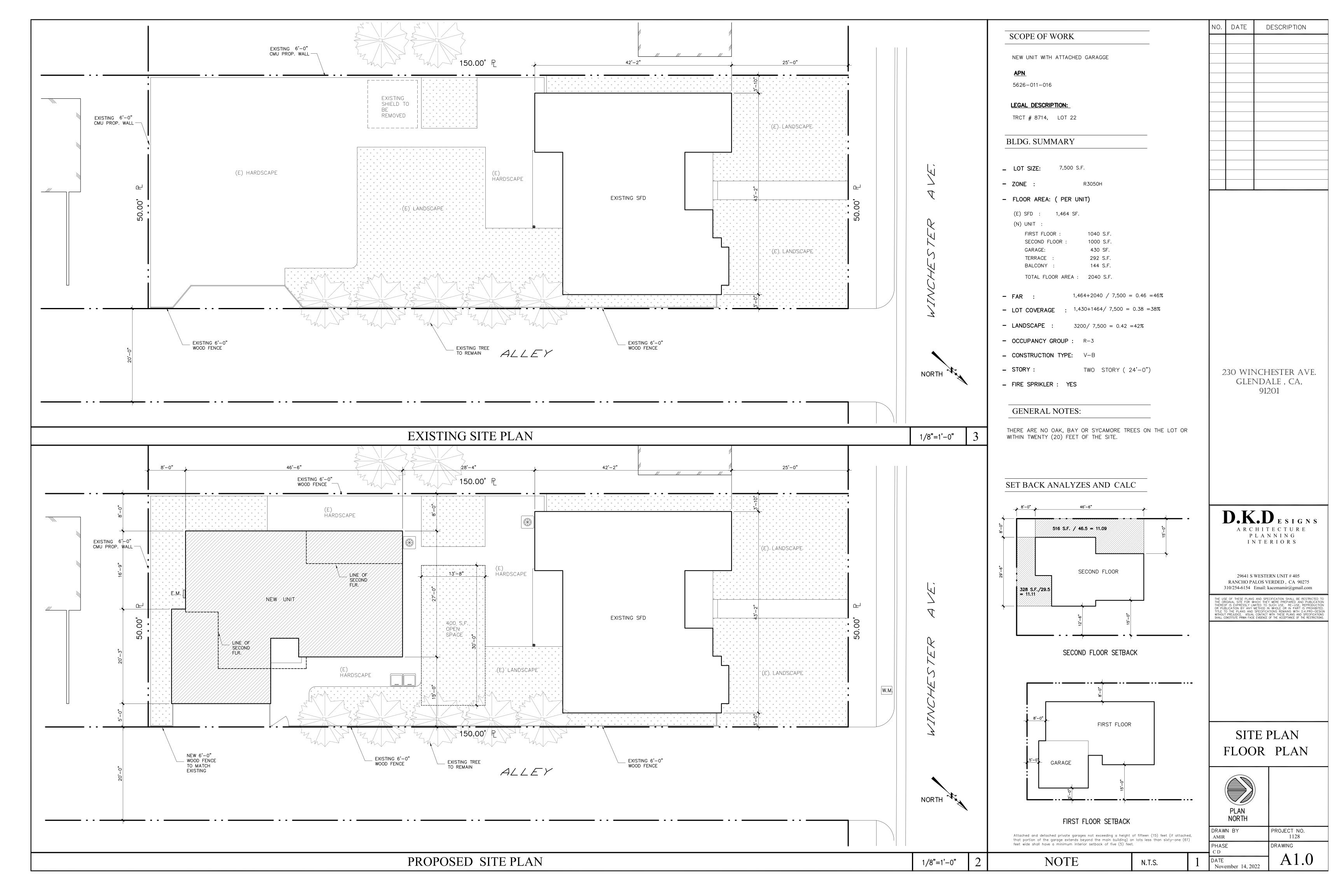
Based on the above analysis, staff recommends approval of the project with conditions, as follow:

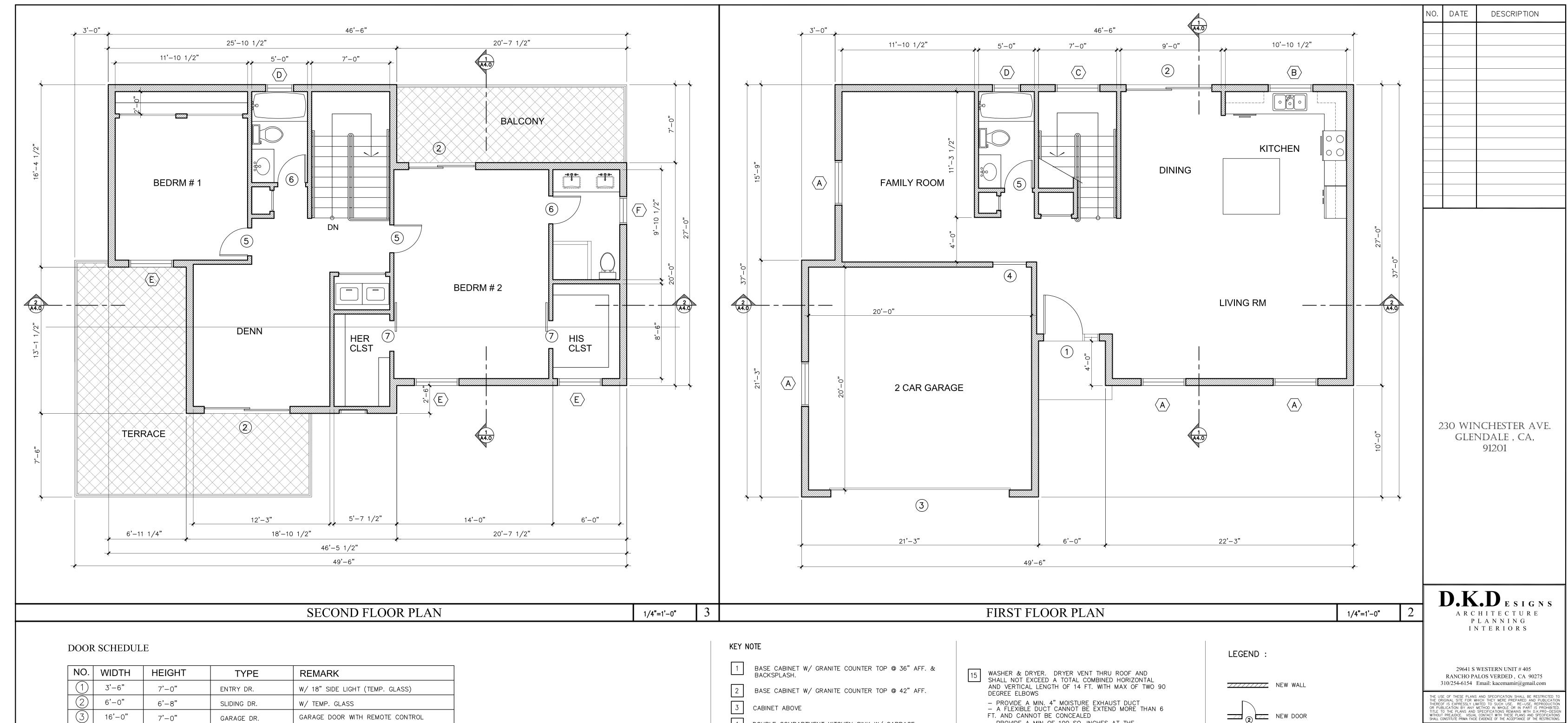
Conditions

- 1. Include spec of proposed gate along the alley to ensure it is compatible with existing wood fence.
- 2. Provide location of trash storage that is out of public view for staff review and approval.
- 3. Revise plans to show the location of all proposed site lighting and light fixtures on the building limited to the main entry and patio doors, and show downspouts on the building, finished to match the adjacent wall color for staff review and approval.
- 4. Revise window schedule to replace Sliders with Casement, Fixed, or Hung operation to meet the Window Guidelines.

Attachments

- 1. Reduced Plans
- 2. Location Map
- 3. Photos of Existing Property





NO.	WIDTH	HEIGHT	TYPE	REMARK				
	3'-6"	7'-0"	ENTRY DR.	W/ 18" SIDE LIGHT (TEMP. GLASS)				
2	6'-0"	6'-8"	SLIDING DR.	W/ TEMP. GLASS				
3	16'-0"	7'-0"	GARAGE DR.	GARAGE DOOR WITH REMOTE CONTROL				
4	2'-8"	6'-8"		SELF-CLOSING, TIGHT FITTING 20 MINUTE DR.				
5	2'-8"	6'-8"						
6	2'-6"	6'-8"						
7	3'-0"	6'-8"	BARN DR.					

WINDOW SCHEDULE

	WINDOW TYPE	QUANTITY	WIDTH X HEIGHT	MATERIAL	VISIBLE FROM STREET N/Y		SILL & FRAME	EDGE DETAIL	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS
	Α	3	4'-0"X4'-0"	FIBERGLASS	N	SLIDING	Y	WD. MOLDING	Υ	Y	N
	В	1	4'-0"X3'-0"	FIBERGLASS	N	SLIDING	Y	WD. MOLDING	N	Y	N
	С	1	4'-0"X6'-0"	FIBERGLASS	N	FIX	Y	WD. MOLDING	N	Y	Y
	D	1	3'-0"X2'-0"	FIBERGLASS	N	SLIDING	Y	WD. MOLDING	N	Y	Y
Ī	E	2	4'-0"X4'-0"	FIBERGLASS	N	SLIDING	Y	WD. MOLDING	Υ	Υ	N

- DOUBLE COMPARTMENT KITCHEN SINK W/ GARBAGE DISPOSAL.
- COOKTOP W/ HOOD
- REFRIGERATOR & FREEZER PROVIDE WATER FOR ICE
- TANKLESS WATER HEATER (RHEEM RTG-64XLN) SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE, (COORDINATE LOCATION WITH OWNER).
- 8 WATER CLOSETS TO BE MAXIMUM 1.28 GALLON PER FLUSH
- 9 SHOWER MIN AREA 1024 S.F. WITH SANDBLASTED TEMP. GLASS ENCLOSURE. SEE 1,2,3,4 /A4.0
- 10 36" A.F.F. COUNTER TOP W/ LAVATORY
- 11 22" X 30" ATTIC ACCESS DOOR.
- LINEN CASE WORK, 5 ADJUSTABLE CLEAR PINE SHELVES. PRIMED AND PAINTED SEE 10/A4.0
- 13 16" WIDE CLOSET SHELF ABOVE SINGLE POLE. SEE 11/A3.0
- HOSE BIB W/ APPROVED ANTI-SIPHON DEVICE & BALL VALVE, SEE 12/A4.0 VERIFY LOCATIONS W/ OWNER.

- PROVIDE A MIN. 4" MOISTURE EXHAUST DUCT
 A FLEXIBLE DUCT CANNOT BE EXTEND MORE THAN 6
- FT. AND CANNOT BE CONCEALED - PROVIDE A MIN OF 100 SQ. INCHES AT THE LAUNDRY CLOSET DOOR FOR MAKEUP AIR
- HARD WIRED SMOKE DETECTORS W/ CARBON MONOXIDE ALARM W/ BATTERY BACKUP - SMOKE / CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- SEXHAUST FAN BY PANASONIC 50 CFM AND SHALL BE : ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A READILY ACCESSIBLE HUMIDSTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

NEW DOOR

NEW WINDOW $\langle \mathbf{x} \rangle$

NOTES:

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR .

ALL WALL TO BE 2x4 STUDS @ 16" O.C. SEE STRUCTURAL PLAN FOR MORE INFO.

FLOOR PLAN WINDOW & DOOR **SCHEDULE**



NORTH DRAWN BY PROJECT NO. 1128

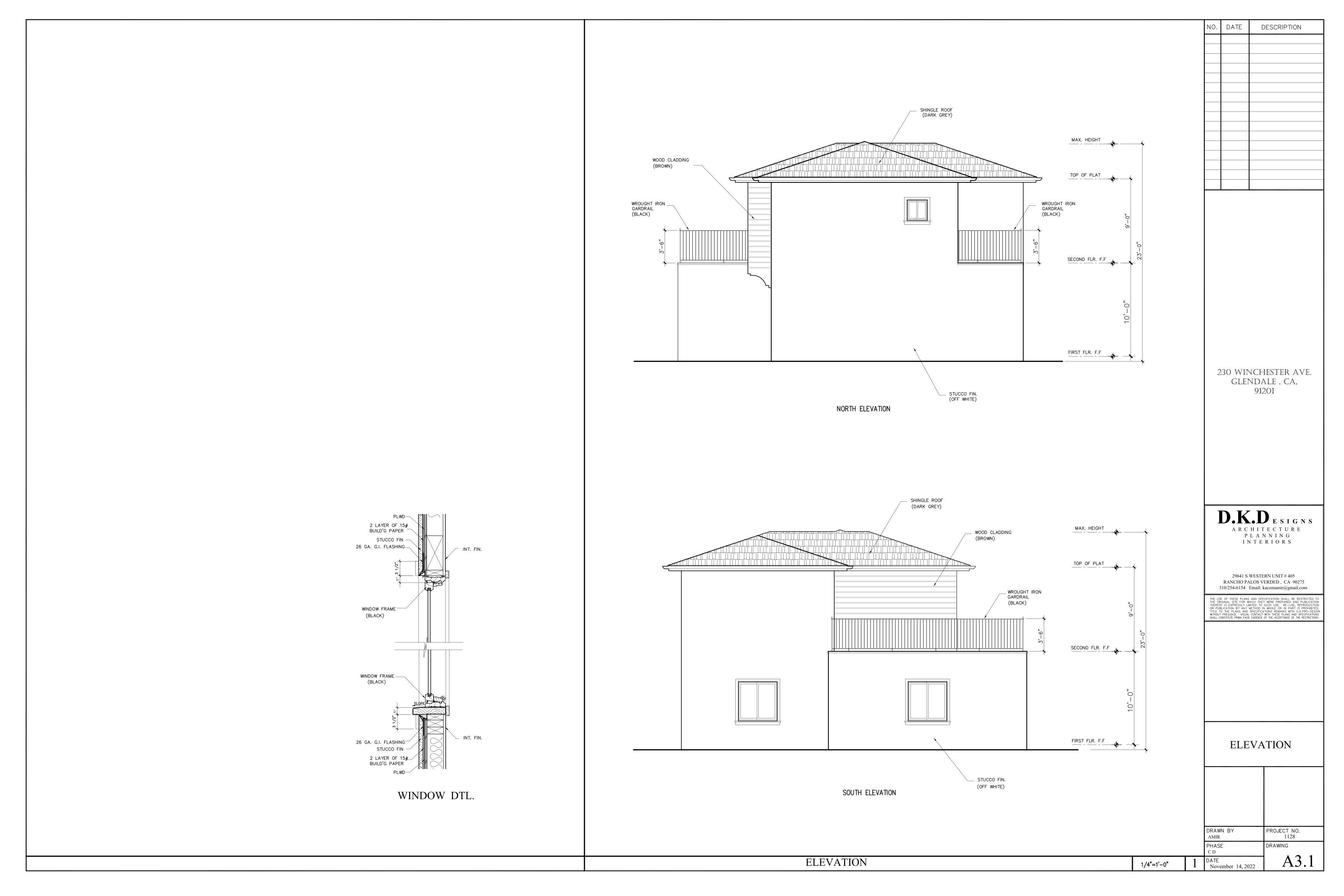
DRAWING PHASE

LEGEND/ NOTES / DOOR & WINDOW SCHEDULE

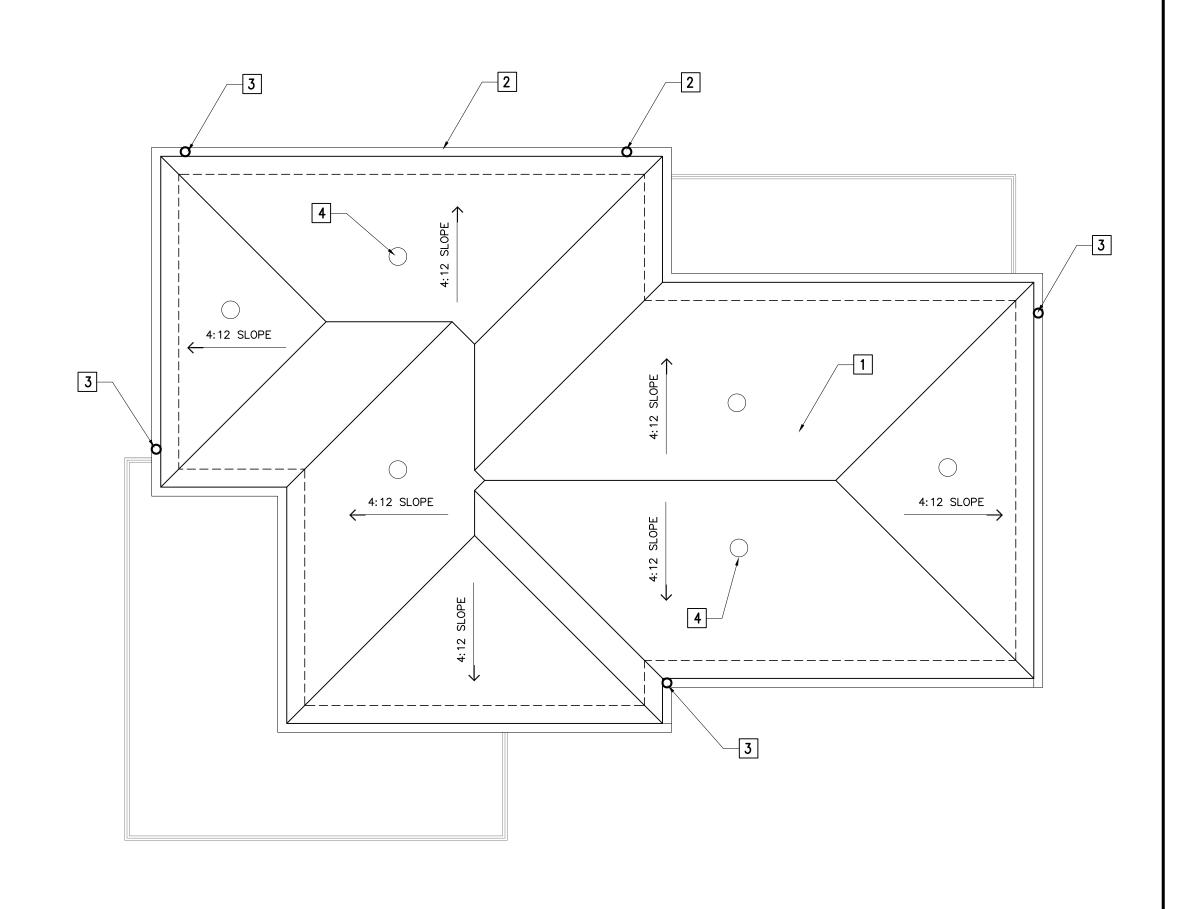
DATE November 14, 2022

AMIR











- NEW SINGLE ASPHALT CLASS "A" ROOFING (ESR 3150) BY MALARKEY ROOFING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- QALV. MTL. GUTTER TYPICAL TO MATCH EXISTING MAIN HOUSE

 NOTE: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACUMULATION OF LEAVES AND DEBRIS IN GUTTER.
- GALV. MTL. DOWNSPOUT TO MATCH EXISTING MAIN HOUSE
- 4 16" Ø ROOF VENT (BY ATTIC BREEZE)

ATTIC VENTILATION CALC

SECTION

TOTAL ROOF AREA: 1090 S.F.

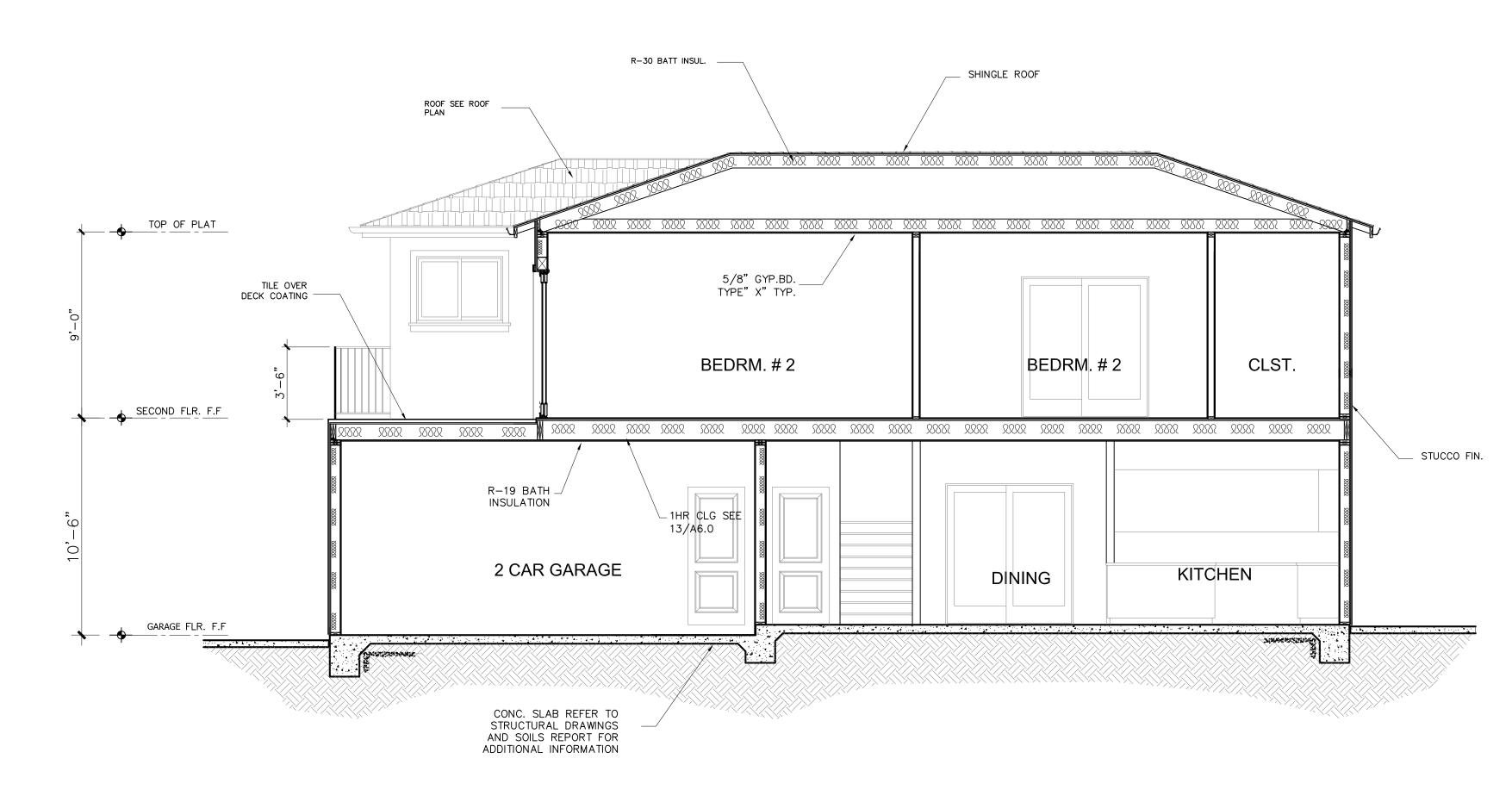
REQUIRED

1090/150 = 7.26 S.F. OF VENTILATION

PROVIDED: (6) 16" ROOF VENT

6 X 1.3 = 7.8 S.F

1/4"=1'-0"

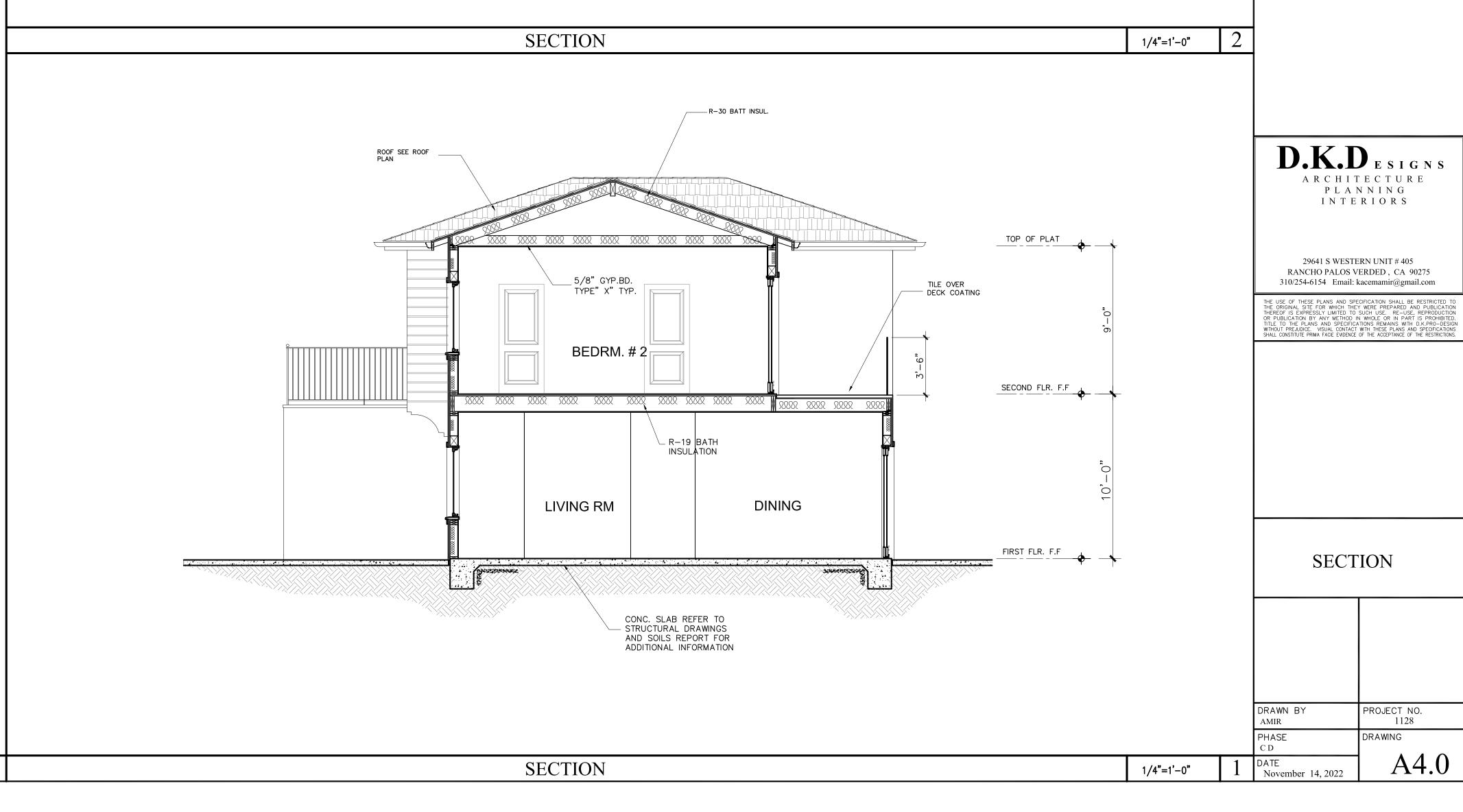


NO. DATE

DESCRIPTION

230 WINCHESTER AVE. Glendale , ca,

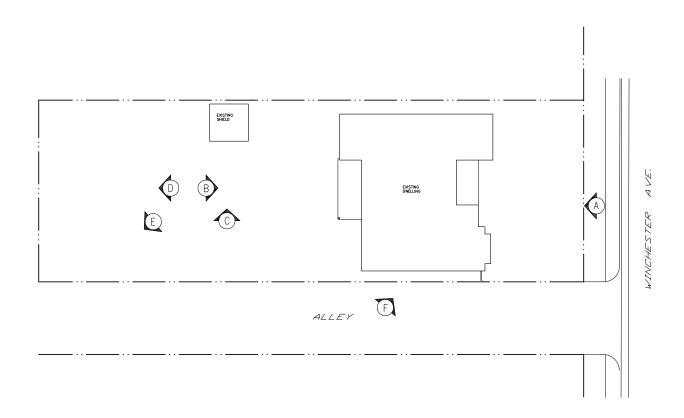
91201







PROPERTY SITE PHOTOGRAPHS INDEX





VIEW # A



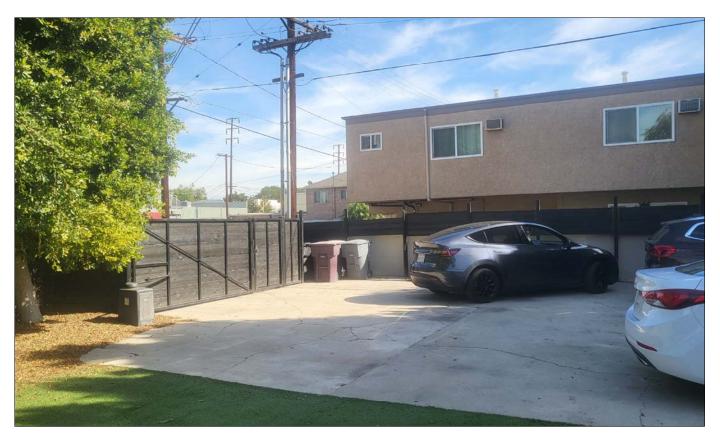
VIEW # B



VIEW # C



VIEW # D



VIEW # E



VIEW # F