glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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February 4, 2015

Oksen Babakhanian
6854 Foothill Boulevard
Tujunga, CA 91042

RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1425958
1228 Elm Avenue

Dear Mr. Babakhanian,

On February 4, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add 1,123 square feet to an existing 660 square-foot one-story single-family home with a new covered porch and a new detached two-car garage in the R1 Zone, Floor Area District I located at **1228 Elm Avenue**.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following conditions of approval on this project:

1. Revise window detail to depict window units recessed in the wall with wood sills and frames.

2. A lattice with live plant material that provides adequate screening will be provided along the property line in front of the kitchen and laundry room windows at the north façade. The lattice should not be attached to the existing boundary wall of the adjacent neighbor.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The 1,132 square foot addition, new covered porch at the front entry, and new two-car garage will be located on a relatively flat area of the 6,276 square-foot lot. Currently, the lot is developed with a 660 square-foot single-family home with a covered porch and a 220 square-foot one-car garage. The existing one-car garage is accessed from an alley located at the rear of the project site. The new two-car garage will replace the existing one-car garage in approximately the same location and access will remain from the alley. The existing single-family dwelling is currently setback 25 feet from Elm Avenue, which will remain unchanged based on the plans submitted. The site plan is consistent with the placement and construction of other residences in the neighborhood and is consistent with the intent of the Design Guidelines.

Mass and Scale – The proposed 1,123 square-foot addition with a new covered porch, and a new two-car garage to the existing single-family dwelling is sensitive to height, roofline, mass and scale of the existing one-story house and the neighboring homes.

Building Design and Detailing – The applicant's proposal has been designed to be an extension of the existing Minimal Traditional style residence. The project's design and detailing are comprised of high quality materials, colors and details, and will be internally consistent with the existing architecture and compatible with the design and character of neighboring homes and with the intent of the Design Guidelines.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add 1,123 square feet to an existing 600 square-foot one-story single-family home located on a 6,276 square-foot lot. The addition will also include a new covered porch at the front entry, demolition of the existing one-car garage, and construction of a new detached two-car garage located at the rear of the lot and accessed from the alley.

CONTEXT

GENERAL PLAN: Land Use Element: Low Density Residential. The project complies with the intent and General Plan and Land Use Element.

ZONE: R1 (FAR District I)

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: None.
- Historic Preservation: The staff reviewed the existing house with the City's Historic Preservation Planner. The house does not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and it is not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: Exempt.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1-I	Single Family Dwelling
South	R1-I	Single Family Dwelling
East	R1-I	Single Family Dwelling
West	R1-I	Single Family Dwelling
Project Site	R1-I	Single Family Dwelling

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for single-family developments in November 2011. Design considerations discussed below analyze a project's overall site planning, its mass and scale, and its architectural design and detailing with a

purpose to ensure that the development is of high quality, relates to its neighbors and enhances the overall built environment. The houses in this neighborhood were designed in a variety of conventional styles.

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	6,752 sq. ft.	4,753 – 8,685 sq. ft.	6,276 sq. ft.
Setback	29'-10"	12'-0" to 98'-0"	25'-0"
House size	1,571 sq. ft.	600 to 3,708 sq. ft.	1,882 sq. ft.
Floor Area Ratio	0.24	0.13 to 0.59	0.29
Number of stories	90% of homes are single-story	1 to 2-stories	1 story

1. Site Planning – The existing 660 square foot house is located on an interior lot on Elm Avenue. There is an existing one-car garage accessed from an alley located at the rear of the property. The applicant is proposing to add 1,132 square feet, a new covered porch and a new two-car garage on the relatively flat 6,276 square-foot lot. The new two-car garage will replace the existing one-car garage in approximately the same location and access will remain from the alley at the rear of the lot. Based on the plans submitted, the existing single-family home is setback 25 feet from Elm Avenue. which will remain unchanged. The site planning is consistent with the intent of the Design Guidelines and is compatible with the placement and construction of other residences in the neighborhood.

Building Location: The single story addition will be attached at the rear with some visibility from Elm Avenue. The existing front yard landscaping will undergo minor changes. The detached one-car garage located at the rear of the property and accessed from the adjoining alley will be demolished and a new detached two-car garage will be built in approximately the same location.

Landscaping, Yards and Usable Open Space: Code requires a minimum of 40% landscaping. A total of 40.6% of the property will remain landscaped. The size of the usable yards and open space will be reduced to accommodate the new addition to the house.

Garage Location and Driveways: The existing one-car garage will be demolished and a new detached two-car garage will be built in approximately the same location. The new two-car garage will maintain access from the alley abutting the subject property at the rear and a new 20'-0" long driveway.

Site Walls: No changes to the site perimeter walls are proposed.

2. Mass and Scale – The construction of the 1,132 square-foot addition to the existing single family dwelling with a new covered porch and a new detached two-car garage will not adversely affect the height, roof pitches, building mass and proportion. The proposed massing for the house is compatible with the existing development and is consistent with the Design Guidelines.

Relate Buildings to Existing Context: The proposed addition to the existing single family home will continue the same roofline form and design as the existing development. The applicant's proposal will maintain the existing 25'-0" street front setback along Elm Avenue. The location of the proposed addition will have some visibility from the street. The new detached two-car garage is proposed at the rear of the subject property in substantially the same location as the existing detached one-car garage with access from the rear alley. Though larger, the massing of the addition will retain the one-story volume of the existing house and will not be overbearing to abutting properties.

Scale and Proportion/Monumentality: The proposed 1,132 square-foot addition to the existing house is compatible with the existing mass, scale and proportions and will not change the overall height of the structure.

Roof Forms: The hipped roof form and slope for the house addition will match the existing conditions.

3. Design and Detailing – The intent of the applicant's proposal is to provide an addition to the house that will match the existing architecture and materials of the existing house. The applicant's proposal has been designed as an extension of the existing Minimal Traditional style residence. The project's design and detailing are comprised of quality materials, colors and details. The project, as proposed, will also be compatible with the design character of neighboring homes.

Windows and Doors –

- The addition features fiberglass, fixed, awning, single and double-hung windows with clear glass. The windows should be recessed and have wood frames and sills. The submittal package depicts a different installation detail, which should be revised as a condition of this approval. The new windows will be compatible with the window operation and installation typical of minimal traditional homes.

Finish Materials and Colors –

- Stucco: La Habra Stucco – To match existing color
- Roof: Composition Shingle – Charcoal to match existing
- Siding: Brick veneer
- Windows: Wood clad fiberglass, white

Paving Materials –

- The applicant is proposing to use concrete for the new walkways and driveway to match existing.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. **The kitchen and laundry room windows, identified as "Window D" and located along the north elevation are a concern to the adjacent neighbor as they face bedrooms.**

The subject windows, as identified on the plans submitted with this application, face the adjacent neighbor's bedrooms. The plans indicate that there will be an approximately ten foot separation between the subject windows and the adjacent neighbor. In addition there is an existing block wall along the property lines that is approximately five feet in

height. As a condition of approval staff is requiring that a lattice with live plant material be constructed to provide adequate screening along this property line,

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **FEBRUARY 19, 2015** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

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.

EXTENSION: An extension of the design review approval 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 design review approval.

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, Vista Ezzati, 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.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check

An appointment must be made with the case planner, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development

Urban Design Studio Staff

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