glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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October 3, 2014

Minas Terezian
450 Audraine Drive
Glendale, CA 91202

RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1415206
450 Audraine Drive

Dear Mr. Terezian,

On October 3, 2014, 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 a new 499 square foot detached accessory building with a new swimming pool and open deck above to a 3,518 square foot single-family residence in the R1R Zone, Floor Area District II located at **450 Audraine Drive**.

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. Reduce the height and width of the proposed pool equipment element to the minimum dimensions in an effort to minimize the massing.

2. Introduce mature vertical landscaping at side yards adjacent to the new retaining walls and swimming pool equipment to provide effective screening from adjacent neighbors.

3. Provide additional mature vertical landscaping along southerly property line to provide effective screening from adjacent neighbors along Meadows Drive.

4. All new landscaping must be drought tolerant.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The new 499 square foot detached accessory building with a new open deck will be located on the downhill portion of an 11,860 square foot lot. Currently, the lot is developed with a 3,518 square- foot single family home and 394 square foot two-car garage. The new accessory building is proposed to be built underneath the new deck. In addition, a new swimming pool will be located towards the rear of the property directly behind the existing house. The applicant's proposal will have some visibility from the street below, however, any potential visual impacts will be minimized through the use of adequate landscaping for screening and additional landscaping, as conditioned, will help reduce this impact. Staff is also requiring that the proposed height and width of the pool area be reduced to minimize visual impacts. These recommendations have been included in the conditions of approval and will mitigate any potential negative impacts. Otherwise, the site plan is consistent with the

placement and construction of other residences in the neighborhood and is consistent with the intent of the Hillside Design Guidelines.

Mass and Scale – The proposed 499 sq.ft. accessory building with a new open deck and swimming pool area is sensitive to height, roofline, mass and scale of the existing two-story house, as well as the mass and scale of neighboring homes.

Building Design and Detailing – The applicant's proposal has been designed to be an extension of the existing Mediterranean 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 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 construct a new 499 square foot detached accessory building with a new swimming pool and open deck above, located on the downhill portion of the lot behind the existing single family house. The lot is 11,860 square feet and is presently developed with a 3,518 square foot single family house with a two-car garage. The applicant is proposing to demolish a portion of an existing retaining wall.

CONTEXT

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

ZONE: R1R (FAR District II)

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	R1R-II	Single Family Dwelling
South	R1R-II	Single Family Dwelling
East	R1R-II	Single Family Dwelling
West	R1R-II	Single Family Dwelling
Project Site	R1R-II	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	11,231 sq. ft.	8,925 – 31,690 sq. ft.	11,860 sq. ft.
Setback	20'-11"	18' to 35'	5'
House size	2,514 sq. ft.	1,876 to 4,127 sq. ft.	4,030 sq. ft.
Floor Area Ratio	0.26	0.08 to 0.42	0.34
Number of stories	75% of homes are single-story	1 to 2-stories	2 story

1. Site Planning – The existing 3,518 sq.ft. house is on an interior lot located at the end of a cul-de-sac on Audraine Drive. An existing attached two-car garage accessed off Audraine Drive will remain "as-is". The 499 sq.ft. addition is proposed to be built underneath the new open deck and swimming pool located towards the rear of the property directly behind the existing house. The new addition is located on the downhill portion of the lot and will not be visible from Audraine Drive. The project features a new barbeque, a swimming pool and spa with an open deck, and a new 499 sq. ft. accessory building (entertainment room) underneath the new open deck area. An existing BBQ area and a portion of an existing retaining wall will be demolished to accommodate the proposed project. As previously discussed, the proposed accessory building will have some visibility from the street below, Meadows Drive. However the potential visual impacts the new accessory building and open deck may have will be minimal. The site plan is consistent with the placement and construction of other residences in the neighborhood and is consistent with the intent of the Hillside Design Guidelines.

Building Location: The proposed 499 square foot addition below the new swimming pool and open deck will be located behind the existing single family dwelling and as such will not be visible from the public right of way. The existing, attached garage will remain "as is" and the existing rear yard landscaping area will undergo minor changes.

Landscaping, Yards and Usable Open Space: Code requires a minimum of 40% landscaping. A total of 43% 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 attached, two-car garage facing Audraine Drive is consistent with the typical location of garages in the neighborhood. No changes are proposed to the garage or driveway.

Site Walls: No changes to the fences and walls are proposed at this time.

2. Mass and Scale – The construction of the new 499 sq.ft. accessory building with a new open deck and swimming pool area at the rear of the existing house 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 Hillside Design Guidelines.

Relate Buildings to Existing Context: The proposed addition to the house at the rear of the property is not located within the required setback area, and will feature a 22'-6" setback from the southerly interior property line shared with the neighbors along Meadows Drive below the existing site. Lush vegetation will limit the visibility of the addition to the neighbors directly below the subject property along Meadows Drive.

Scale and Proportion/Monumentality: The addition to the rear of 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 open deck proposed above the new 499 square-foot accessory building will serve as the roof for the building underneath.

3. Design and Detailing – The intent of the proposal is to provide a reasonable addition to the house that will match the existing house's architecture and materials.

Windows and Doors –

- The addition will feature aluminum clad, recessed, and fixed windows and a sliding door with clear glass and a concrete travertine trim to match the existing house as depicted on the submitted plans.

Finish Materials and Colors –

- Split face CMU block will be used for the new retaining walls along the west elevation and will match the existing portion of the retaining wall that will remain.
- Silk finish stucco will be applied to the addition to match the existing building exterior treatment and color.
- The wrought iron handrails will be bronze and are proposed to match existing conditions.

Paving Materials –

- The applicant is proposing to pave the new open deck and swimming pool area with flagstone and the lower deck surrounding the new entertainment room be paved with concrete.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. The pool equipment as proposed would be too close to the adjacent neighbor and would be a nuisance due to the noise created.

The applicant has provided information related to the proposed pool equipment, the IntelliPro Variable Speed Pump, an energy efficient system that utilizes new technology that limits noise pollution. As outlined in the product information, the IntelliPro pump creates a maximum noise level of 45 decibels which is quieter than moderate rainfall at 50 decibels, a vacuum cleaner at 70 decibels and a lawnmower which creates 90 decibels. In addition staff is requiring, as discussed in the conditions of approval above, that the size of the pool equipment be minimized and the surrounding area be

landscaped with mature vertical drought tolerant plants in an effort to screen it from the adjacent property and mitigate any concerns related to noise.

2. **The addition as proposed would reduce the privacy of the neighbor to the south.**

   Based on recent site visits of the subject property and staff's evaluation of the existing site and the proposal, there do not appear to be privacy related issues. There is lush landscaping located along the hillside of the subject property as well as on the adjacent properties. This existing situation allows for a natural screen for the subject property to the neighbors below. In addition, as discussed in the conditions of approval above, additional mature and vertical landscaping is being required along the new retaining walls as well as along the southerly property line in an effort to further mitigate any outstanding concerns related to privacy.

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 **OCTOBER 20, 2014** 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 submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

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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