



September 29, 2014

Franco Noravian
409 W. Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1407338
614 Kenneth Road**

Dear Mr. Noravian,

On September 29, 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 816 square-feet to the first floor and 332 square feet to the second floor of an existing two-story single-family residence. The project also includes a new three-car attached garage and a swimming pool. The existing garage will be demolished. The project is located in the R1 zone, floor area ratio district I and located at **614 Kenneth Road**.

CONDITIONS OF APPROVAL:

1. The applicant shall provide details of the posts at the front walkway, including proposed lighting.
2. Roof eaves shall be consistent throughout the residence.
3. All new windows shall be casement and recessed within the walls of the house with wood sill and frame.
4. Balcony sidewalls shall incorporate wrought iron. Provide beam supports for this balcony.
5. Eliminate the arched window above the French door on the south elevation.
6. Add decorative attic vent above French door on south elevation to match north elevation, if this vent is arched.
7. Regularize the roof at the kitchen wing, shifting the ridgeline to the north to create a symmetrical roofline. Lower the height on the porch roof correspondingly to coordinate with new kitchen roof.
8. Revise fenestration at the first floor bedroom to provide window at north elevation. Possibly reconfigure west elevation window to provide two windows.
9. Redesign the rear covered porch to include two arches instead of one. Consider arches to floor level with railings on the porch adjacent to the kitchen.

CONSIDERATIONS:

1. Consider reducing the area of the pool surround to the north to accommodate additional landscape area.

SUMMARY OF STAFF ANALYSIS

Site Planning – The project does not result in significant site planning alterations. The existing deep front setback is maintained. The new attached garage, while more prominent than the existing configuration, is appropriate for the neighborhood. The applicant should consider reducing the size of the pool surround to incorporate additional landscaping.

Mass and Scale – The mass and scale of the project is appropriate given the size of the subject site, generous setbacks and modulation of the building facades.

Building Design and Detailing – The addition has been designed to be an extension of the existing house style. The proposal’s design and detailing are comprised of good 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. Modifications to the master bedroom balcony are conditioned so detailing of this feature is consistent with the architectural style of the residence.

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, Roger Kiesel, at 818-937-8152 or via email at rkiesel@glendaleca.gov.

PROJECT ANALYSIS

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.
- CEQA Status: The project is exempt from CEQA review as a Class 3 “New construction or conversion of small structures” exemption pursuant to State CEQA Guidelines Section 15303.

NEIGHBORING ZONES AND USES:

| | Zoning | Existing Uses |
|--------------|--------|-------------------------|
| North | R1-I | Single Family Dwellings |
| South | R1-I | Single Family Dwellings |
| East | R1-I | Single Family Dwellings |
| West | R1-I | Single Family Dwellings |
| 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.

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 | 15,108 sq. ft. | 8,457 to 49,920 sq. ft. | 17,490 sq. ft. |
| Setback | 48 ft. | 28 ft. to 85 ft. | 64 ft. |
| House size | 1,384 sq. ft. | 1,284 to 5,232 sq. ft. | 3,457 sq. ft. |
| Floor Area Ratio | 0.18 | 0.08 to 0.41 | 0.20 |
| Number of stories | N/A | 14 one-story homes 14 two-story homes | 2-story |

1. Site Planning – The 17,490 square-foot subject site is located in the southeast corner of the West Kenneth Road and Hillcrest Avenue intersection. The existing two-story residence is located in the middle of the site, enabling a deep front setback on West Kenneth Road. The existing detached garage is located in the southeastern portion of the site. The addition is proposed mainly to the rear of the existing house, although it will bring the house closer to both the street side and east interior property lines. The existing detached garage will be demolished and a new three-car attached garage is proposed adjacent to the new addition, with access from Hillcrest Avenue. A raised porch and deck is proposed behind the garage adjacent to the kitchen and family room. A pool is proposed roughly where the existing garage is now located. A 6-foot high block wall, clad in stucco to match the house, will be located along Hillcrest Avenue to “enclose” the rear yard and an 18-inch high planter wall is proposed within the front yard.

Building Location: The proposed additions will be located to the rear and sides (13’9” from the east property line and 13’1” on the street side property line) of the existing single-family residence, allowing it to maintain its current deep front setback, which is a characteristic of homes on Kenneth Road in this area. The closest part of the residence (the attached garage) will be approximately 58 feet from the rear property line.

Landscaping, Yards and Usable Open Space: Code requires a minimum 40% landscaping. A total of 64% of the property will be landscaped. The size of the usable yards/open space will be roughly the same after project construction as the new addition to the house will be balanced by less driveway area due to the relocation of the garage. The concrete surround is particularly generous between the house and the pool and the applicant should consider reducing the surround in this area to accommodate additional landscaping.

Garage Location and Driveways: The existing detached garage is located in the southeast corner of the site with a long driveway leading from Hillcrest Avenue. This garage (and driveway) will be demolished and a new three-car attached garage (with a much shorter driveway) is proposed behind the house. While the new garage will be

much more prominent in the streetscape, attached garages are not without precedence on Hillcrest Avenue. This is the most significant site planning change and not inappropriate for the neighborhood.

Site Walls: The applicant is proposing a 6-foot high stucco-clad block wall between the new garage and rear property line to enclose the rear yard. Currently, hedging of approximately the same height is located in this area. An 18" high planter wall with two 36" high posts on either side of the front walkway is also proposed. Details of these posts will be made a condition of approval as they will need to include lighting to comply with code requirements.

2. Mass and Scale – The existing two-story residence is modest in size and rectangular in shape. The 816 square-foot first floor addition is proposed to the sides and rear of the existing house. A new three-car attached garage will be located adjacent to Hillcrest Street and will hide much of the addition. The 332 square-foot second floor addition will be located above the proposed first floor family room addition. The proposed project will make the residence less boxy, which will mitigate some of the anticipated increase in massing common with relatively large additions such as the proposal.

Relate Buildings to Existing Context: The deep front setback (along Kenneth Road) is maintained with the current project. Although the side setbacks are reduced (by 13 feet at both the Hillcrest Avenue and interior) from the present situation, the residence will be one story at these locations, which will reduce the appearance of mass and provide an appropriate transition between the subject site/residence and the adjacent house to the west and Hillcrest Avenue to the east. The second floor addition also steps back from the first floor at the east and west elevations of the residence, which effectively reduces the massing of the residence.

Scale and Proportion/Monumentality: The residence, after the proposed addition, will be approximately 3,400 square feet, larger than the majority of the homes in the neighborhood. Placement of the added square footage on both the first and second floors will provide modulation to the building facades and this along with the generous size of the subject site will allow the residence to fit well into the neighborhood in terms of scale and proportion. The addition to the existing house will not change its 27-foot overall height. Side yard setbacks of the residence are varied, as encouraged in the Design Guidelines.

Roof Forms: The existing residence has a simple gable roof form, consistent with the style of the residence. The proposed addition continues to use a gable roof design on both first and second level additions to effectively reduce mass and modulate and add interest to the facades of the residence. Treatment of eaves is conditioned to be consistent throughout the residence.

3. Design and Detailing – The addition to the existing residence will match the architecture and materials of the existing house.

Windows and Doors –

- The addition will have wood block-frame casement windows to match the windows on the existing residence. A condition placed on the approval of the project will require that the windows will be recessed within wood frames with wood sills.
- The garage doors will be raised panel wooden doors.

Finish Materials and Colors –

- Two-piece clay tile will be installed to match the tiles on the existing residence.
- Proposed wrought iron railings will alternate between a twisted rope and knot pattern.
- Stucco will be applied to the addition to match the existing building exterior treatment and color.

Paving Materials –

- The existing garage will be demolished as part of the project and the driveway leading to this garage will be removed. The proposed driveway will be composed of interlocking pavers.

Balconies/Porches –

- The covered porch located off the kitchen currently contains one arch on the façade facing the rear yard. The applicant should consider designing two arches within this façade for better consistency with the style of the residence.
- The balcony located off the master bedroom should be extended length-wise to span the width of the wall, incorporate iron work at its face and sides to reduce its mass, and be designed with beam supports to re-enforce the architectural style of the residence.

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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before June 25, 2014 in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://glendaleca.gov/home/showdocument?id=11926>

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, Roger Kiesel, 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, Roger Kiesel, for stamp and signature prior to submitting for Building plan check. Please contact Roger Kiesel directly at 818-937-8152 or via email at rkiesel@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Jay Platt, Urban Design Studio Staff

HH:KA:vz

cc: David Key
Dominic Lazzeretto