glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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December 10, 2014

Franco Noravian
409 West Broadway
Glendale, Ca. 91204

RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1418849
2100 Maginn Drive

Dear Mr. Noravian,

On December 10, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, chapter 30.47, **APPROVED WITH TWO CONDITIONS**, you administrative design review application to add a 424 square foot addition at the rear of the existing house. The style of the existing house will change from a Ranch style to Modern style; modifying the façade accordingly. In addition, the existing pool and surrounding deck will be removed and a new infinity edge pool is proposed, zoned R1R (Restricted Residential). The addition and façade remodel will complement existing home and the neighborhood in terms of mass, and scale, architectural style and materials.

CONDITIONS OF APPROVAL

1. **Modify the landscaping strip between the driveway and entry porch to extend to the front property line and the landscape planter on the left side of the driveway to be wider to line up with the garage door opening.**
2. **Move the two gates along the interior side yard such that they are not visible from the street.**

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning –The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines. The existing neighborhood is comprised of one and two story homes. The proposed addition is an expansion of the existing one-story home toward the rear of the lot. The extension of the pool deck and new pool are similar to other decks and pools in the vicinity.

Mass and Scale –The proposal's sensitivity to height, roofline, mass and scale will be consistent with the existing building, the neighborhood and the City's Design Guidelines. The proposed addition is an expansion on the existing first floor at the rear of the house. It will not exceed the existing height and provides articulation through its varied planes. While the applicant is proposing to change the façade of the house to follow a Modern design, the mass and scale of the existing house will not be impacted.

Building Design and Detailing – The proposed design and detailing are comprised of good quality materials, colors, details and appears internally consistent with the new modern building design. The proposed addition and façade remodel complements the existing house and the neighborhood by its use of steel troweled plaster, window treatments and proposed composition shingle roofing and will be consistent with the intent of the Design Guidelines.

PROJECT ANALYSIS

PROJECT DESCRIPTION The applicant is proposing a 424 square foot addition at the rear of the existing house. The style of the existing house will change from a Ranch style to Modern style; modifying the façade accordingly. In addition, the existing pool and surrounding deck will be removed and a new infinity edge pool is proposed.

CONTEXT

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

ZONE: R1R (Floor Area District II)

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There no oak, bay, or sycamore trees located on the property or within 20 feet of the subject property.
- 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 per CEQA Guidelines, Section 15301, Class 1 Existing Facility.

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 GUIDELINES REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for single-family developments on November 29, 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 architectural styles building in the late1960's and early 70's. The neighborhood is comprised of primarily one story homes.

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	11,637 sq. ft.	7,460 to 46,980 sq. ft.	8,660 sq. ft.
Setback	23 ft.	5 ft. to 100 ft.	8 ft.
House size	1,640 sq. ft.	2,293 to 4,211 sq. ft.	2,999 sq. ft.
Floor Area Ratio	.25	0.05 to 0.37	0.34
Number of stories	84% of homes are 1-story	1 to 2-story	1-story

1. **Site Planning** – The property is currently developed with a single-family house and a attached garage. The lot is rectangular in shape. The topography consists of gently sloping terrain from the front down towards the rear. However, the house is situated on a relatively flat pad. There are no changes proposed to the front setback. The addition will be located at the rear of the existing house No changes are proposed for the landscaping, garage and driveway. However, the applicant is proposing to demolish the existing pool and deck and construct a new pool and deck such that the new pool will be the infinity type pool.

   Building Location: The single-story addition will be attached to the rear of the existing house and will not be visible from the street. The existing garage and front yard area will remain "as is".

   Landscaping: Approximately 47 percent of the lot will be landscaped, which exceeds the 40 percent minimum required.

   Garage Location and Driveways: The existing attached, two-car garage at the front of the lot 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 site perimeter walls.

2. **Mass and Scale** – The proposed addition extends the footprint in the rear of the existing building mass. The existing house is in a "U" shape facing the rear or south elevation. The proposed addition will be three separate extensions of the existing house that keep the "U" shape. The new deck and infinity pool, located at the rear, will be about nine feet high, including a clear guard rail. The lot slopes down from the current deck area to the rear of the subject property. The profile of the house, as seen from the street, should not appear altered except for the façade remodel to the Modern style. The proposed massing is compatible with the existing house and is consistent with the Design Guidelines.

   Relate Buildings to Existing Context: The single-story addition to the existing house will continue the same roofline form and design as the existing single-story house. No changes to the setbacks are proposed to the street front and interior sides of the house.

Scale and Proportion/Monumentality: The proposed house addition is comparable to the existing mass, scale and proportions. The addition to the existing house will not change its overall height of 14 feet six inches.

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

3. **Design and Detailing** – The design and detailing of the 424 square-foot addition is consistent with the existing architecture. The proposal to change the style of the house from Ranch to Modern will enhance existing building design influence of the original house. This is done by utilizing steel troweled plaster, IPE wood siding, bronze anodized aluminum clad windows and garage door, and wood trellis. Overall the detailing reinforces the building design.

Windows and Doors –

- The existing windows will be replaced with bronze anodized aluminum clad windows. New windows will be block frame, casement and fixed windows; and will be bronze in color as depicted on the submitted material board.

Finish Materials and Colors –

- The proposed finishes and materials will provide a varied textural interest, which will include: wood, stone, glass, and plaster – wood and block will retain their natural colors, plaster surfaces are painted
- Roof – composition shingle.
- Bronze Anodized Aluminum Clad Windows – casement and fixed, bronze color

Paving Materials –

- No changes are proposed to existing driveway in the street front setback.

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 **December 25, 2014,** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
http://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

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, Brad Collin, 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, Bradley Collin, for stamp and signature prior to submitting for Building plan check. Please contact Bradley Collin directly at 818-548-3210 or via email at bcollin@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development

Urban Design Studio Staff

HH:KA:BC

***For more information or to submit comments, please contact the case planner, Bradley Collin, at 818-548-3210 or* bcollin@glendaleca.gov**