glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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June 18, 2015

APPLICANT:
Kaaren Khoudikian
221 East Glenoaks #230
Glendale, CA 91207

RE: ADMINISTRATIVE DESIGN REVIEW
1022 Allen Street
CASE NO. PDR 1416139

Dear Mr. Khoudikian,

On May 29, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, Conditionally **APPROVED** your design review application proposing to demolish the existing detached two car garage and construct a new 2-story, 1,616 square foot unit at the rear of the property with two two-car garages attached to the new unit. The property is located in an R 2250 (Medium Density Residential) Zone.

STAFF RECOMMENDATION: APPROVAL with CONDITIONS

CONDITIONS OF APPROVAL:

1. Provide detail (section) of the relationship between the fascia & the soffits on both upper and lower roof. The fascia should cover the soffit edge to prevent weather damage.
2. The main door to the new unit needs to match the Spanish aesthetic of the design.
3. Provide detail of the flashing between the stucco and the first floor roof (unless the stucco covers it). If the flashing is visible, it needs to be painted to match the color of the second-floor stucco.
4. The driveway within the street front setback shall be replaced with brick pavers set in sand and should have a neutral grey or brown finish.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – *The proposed project features two buildings separated by a twelve foot-wide open space/building separation area. The existing building is situated in the front half of the property, while the new two-story building will be located in the rear of the property. Landscaping, common open spaces, and private patios are interspersed throughout the lot. The common open space is in the rear of the lot and includes a swimming pool. This area is accessible by all occupants.*

Mass and Scale – Currently there is a one story dwelling unit at the front of the lot. There are no changes proposed to this unit at this time. *The proposed unit will be located at the rear of the lot. It will be a two story building where its massing is pushed toward the back of the new building; thereby, not overwhelming the front unit. The mass is broken up by an L-shaped plan and various roof forms. While the proposed unit will be bigger and taller than the immediate neighbors it will be in keeping with the overall context of the neighborhood which features many larger multi-family buildings.*

Building Design and Detailing – *The proposed project reflects a Spanish design, which is appropriate in this neighborhood, which consists of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use a variety of finish materials, including smooth stucco, stone veneer, and block frame vinyl casement windows. The elevations show a variety of cladding materials and projecting volumes, creating a sense of vitality in the Spanish building design, while contributing to the architectural diversity of the immediate area. The materials are high quality and reflect a clean, simple, and complementary appearance that supports the project's overall design concept.*

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, Brad Collin, at 818-548-3210 or via email at bcollin@glendaleca.gov.

PROJECT ANALYSIS

GENERAL PLAN: Land Use Element: Medium Density Residential. The project complies with the Land Use Element of the General Plan. The property is located among other medium density residential developments.

ZONE: R 2250 (Medium Density Residential) Zone

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There is one oak located within 20 feet of the subject property within the parkway.
- 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: 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	R -2250	Single-Family Residential
South	R- 2250	Multi-Family Residential
East	R -2250	Multi-Family Residential
West	R -2250	Multi-Family Residential
Project Site	R -2250	Single-Family Residential

EXISTING PROPERTY:

The project site consists of a single lot totaling 8,230 square feet. The property was developed in 1930 as a 1,675 square foot two-bedroom, two-bathroom single-family residence with a detached two car garage and swimming pool in the rear of the lot. The project site is rectangular in shape and is surrounded by multi-family buildings and a few

older single-family houses. There is one protected oak tree beyond the front property line within the parkway, which will not be affected by the proposed construction.

PROJECT DESCRIPTION

The applicant is proposing to construct a new 1,616 square foot 2-story unit in the rear of the lot with a two attached two car garages. The new second unit will have 443 square feet on the first floor and 1,173 square feet on the second floor. A portion of the second floor will be built over the two two-car garages. The new unit will be designed in a Spanish style, to be consistent with the existing, 1930-built Spanish style single-story unit in the front of the property.

The applicant is proposing to remove the existing two car detached garage behind the existing house to provide a driveway to the new garages and access to the new unit. In addition, the applicant is proposing to maintain the existing swimming pool at the rear of the property, behind the new unit.

DESIGN GUIDELINES:

Comprehensive Design Guidelines: Multi-Family Residential and Mixed-Use Design Guidelines.

The following topics covered in the Guidelines are discussed, as appropriate, to the proposed project and its site conditions:

SITE PLANNING

A. Building Location

The subject parcel is a flat rectangular lot. The proposed new residential unit and the garage additions will be situated to comply with all setback and open space requirements. In plan view, the proposal shows two building forms containing one unit in each of the buildings that are separated by private open space for the front unit. The new building will be situated toward the rear property line, while the existing building is sited in the front half of the lot. The placement of the buildings allows open spaces to be located in different areas in the front setback, in the side yards, and at the rear of the back unit.

B. Yards and Usable Open Space

The project will provide the required common outdoor space in the area behind the rear building where an existing swimming pool is located. This area will include permanent seating and landscaping. Each unit will also have private open space in the form of a patio that will provide additional outdoor living space. The proposed development will comply with all required setback area landscaping requirements.

C. Garage Location and Driveways

The project will provide the four required parking spaces in two garages. The parking is comprised of two enclosed garages that offer access into the units. The two two-car garages are attached to the rear unit. The front most garage will be used for the front unit. There is a "man" door on the side of that garage that leads to the front unit's private open space. Both garages are accessed off of Allen Avenue toward the middle of the lot. The project has been conditioned to require the existing driveway be replaced with decorative pavers set in sand.

D. Landscape Design (Including Hardscape)

The required 25 percent landscaping requirement will be provided throughout the property. The site plan shows 2,535 square feet of landscaping, which represents 30 percent of the lot size. Other open space/landscaping areas are interspersed throughout the lot to provide variety. The project provides a balance of landscaping and concrete areas that is appropriate to the design and scale of development.

E. Walls and Fences

The proposed project calls to remove the existing chain-link fence on the west side of property and construct six foot high masonry wall in the rear half. The new wall will be covered with stucco to match the new rear unit.

Summary: *The proposed project features two buildings separated by a twelve foot-wide open space/building separation area. The existing building is situated in the front half of the property, while the new two-story building will be located in the rear of the property. Landscaping, common open spaces, and private patios are interspersed throughout the lot. The common open space is in the rear of the lot and includes a swimming pool. This area is accessible by all occupants.*

MASS AND SCALE

A. Relate Buildings to Existing Context

The proposed project will be located behind the existing house, which is a one-story dwelling unit. While the proposed unit is a two story, it will not visually overwhelm the front unit. There are a number of two- and three-story multi-family buildings in the immediate vicinity, including a two-story structure directly to the east. The position of the new unit at the rear of the property along with its relatively compact size, allow it to relate well to its site and neighborhood context.

B. Relate Buildings to Existing Topography

The subject site is flat, and no landform alteration will be necessary. The proposed project is typical and consistent with flat parcel development.

C. Architectural Concept

The proposed new building is designed in a Spanish style with gable roof surfaces and hip style roof over the garage area. The projecting and receding volumes, along with patio walls and balconies, provide articulation at all facades, helping break up the overall scale and sense of mass. The break in materials between the first and second levels also effectively diminishes the sense of mass. The architectural expression of the building is further supported by a variety of materials, such as stucco, stone veneer, and vertical railing. These finishes have a contrasting light and dark color combination and varying textural composition that support the overall design concept.

D. Scale and Proportional/Monumentality

The project is located in a multi-family zone. The unit facing the front property line will remain a single-story dwelling, while the new unit in the back of the property will be two stories. The emphasis on flat surfaces and angular shapes of the new unit are comparable with the multi-family dwellings on the block, and help the development match its physical context. The average interior setbacks for the buildings are in conformance with the zoning code, and the breaking-up of these setbacks creates a dynamic, rather than monolithic appearance to the development. Further, the second floor of the new unit is stepped back on the south elevation from the ground floor, which reduces visual impact

to the adjoining buildings. The roof with varying heights also minimizes the overall height of the building. Collectively, these techniques help create a project with sensible mass and scale, consistent with the newer development located nearby.

E. Roof Forms

The roof of the new unit is broken up into gable roofs and a hip style roof over the garage area. The air conditioning rooftop equipment will be completely screened from the street and neighbors.

Summary: Currently there is a one story dwelling unit at the front of the lot. There are no changes proposed to this unit at this time. *The proposed unit will be located at the rear of the lot. It will be a two story building where its massing is pushed toward the back of the new building; thereby, not overwhelming the front unit. The mass is broken up by an L-shaped plan and various roof forms. While the proposed unit will be bigger and taller than the immediate neighbors it will be in keeping with the overall context of the neighborhood which features many larger multi-family buildings.*

DESIGN AND DETAILING

A. Overall Design and Detailing

The proposed rear unit exhibits a Spanish aesthetic as seen in the building shape, roof forms, clean lines, simple detailing, colors, and exterior finishes. This proposed design complements the eclectic mix of architectural styles that currently exists in this neighborhood. A variety of finishes and colors will be used on the facades with smooth stucco and stone veneer the predominant wall materials.

The materials used for the second floor balcony of the new unit will be limited to simple, vertical railing with metal posts. The roof will be covered with barrel roof tile to match the existing front house.

B. Entryways

The entryway to the new unit is clearly defined and appropriate to the design. The existing unit's entryway remains intact.

C. Windows and Doors

All windows proposed for the new unit are recessed block-frame vinyl windows that will all be casement and bronze in color. The window sills will be painted green. There will be no grid pattern. The proposed doors will be a solid wood with two French doors at the upper balcony over the rear garage. The garage doors will be sectional.

D. Finish Materials/Color

The exterior finish materials are proposed including smooth La Habra stucco and Coronado stone veneer at the base of the building to match the front house. These materials and colors are appropriate to a Spanish style building and contribute to a clean and simple appearance. The side of the block wall facing the neighbor to the west should be split-face to eliminate the necessity of accessing the other property to finish it.

E. Paving Materials

The driveway in front of the garages and rear unit will be stamped concrete. A condition has been added to replace the existing driveway within the street front setback to be pavers in sand.

F. Equipment/Trash Location and Enclosure

The air conditioning equipment will be located on the roof, which is permitted in the multi-family zone. The units will be completely screened from view to the street and the neighboring properties. The trash collection will be located in the interior side yard adjacent to the existing pool equipment.

Summary: *The proposed project reflects a Spanish design, which is appropriate in this neighborhood, which consists of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use a variety of finish materials, including smooth stucco, stone veneer, and block frame vinyl casement windows. The elevations show a variety of cladding materials and projecting volumes, creating a sense of vitality in the Spanish building design, while contributing to the architectural diversity of the immediate area. The materials are high quality and reflect a clean, simple, and complementary appearance that supports the project's overall design concept.*

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 **July 3, 2015,** 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 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, Bradley 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,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

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