glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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June 30, 2015

Asik Menachekanian
3467 Ocean View Boulevard, Suite H
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1505043
1640 Thurber Place

Dear Mr. Menachekanian,

On June 29, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application to add 930 square feet to the rear of an existing 1,240 square-foot one story house, enlarge the entry porch, maintain the existing two car garage, change the entire roof, and replace the existing siding and all windows and doors. The total square footage of the house is proposed to be 2,170 square feet. The property is located on a 9,500 square foot lot in the R1R (Restricted Residential) Zone, Floor Area Ratio District I, located at **1640 Thurber Place**.

CONDITIONS OF APPROVAL

1. If windows are white, the trim around the windows, fascia, and columns etc. should all be white.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The addition is to the rear of the existing house.
- The existing garage will remain toward the rear of the property, keeping the existing driveway and maintaining a 25-foot turning radius.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons;

- The 930 square foot, single-story addition's height, roof pitches, building mass and proportion are consistent with the existing house and surrounding neighborhood with the proposed height to be a maximum 18'-6".
- The existing 40-foot street front setback will be maintained and is consistent with the neighborhood.
- The roof form and pitch of the house addition match the existing house.

Building Design and Detailing – The proposed design and detailing are appropriate to the site, as modified by any proposed conditions, and its surroundings for the following reasons:

- All existing windows will be replaced, and new windows will be "Anderson," with wood interior, fiberglass exterior (color, white), double hung and casement, to be recessed with wood frames and sills (color, Prairie Grass).
- New stucco will be provided for the entire house; color, Beige.
- The existing siding will be replaced with James Hardie cement siding; color, Terratone.
- The entire roof will be replaced with fiberglass asphalt shingles; color, Charcoal.
- The entrance front door will Craftsman style wood; color, Red Mahogany

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, Kathy Duarte, at 818-937-8163 or via email at KDuarte@glendaleca.gov.

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 **July 15, 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, Kathy Duarte, 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at KDuarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Interim Director of Community Development

Urban Design Studio Staff

TF:KA:kd

Attachment: Design Review Staff Report

Cc: Property Owner, Armen Bandari

City of Glendale
Community Development Department

Design Review Staff Report – Single Family

Meeting/Decision Date: June 26, 2015	**Address:** 1640 Thurber Place
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5618030002
Case Number: PRD1505043	**Applicant:** Asik Menachekanian
Prepared By: Kathy Duarte	**Owner:** Armen Bandari

Project Summary

The applicant is proposing to add 930 square feet to the rear of an existing 1,240 square-foot one story house, enlarge the entry porch, maintain the existing two car garage, change the entire roof, and replace the existing siding and all windows and doors. The total square footage of the house is proposed to be 2,170 square feet. The property is located on a 9,500 square foot lot in the R1R (Restricted Residential) Zone, Floor Area Ratio District I. The addition will complement the existing house in terms of mass and scale, architectural style and materials.

The proposed work includes:

- A 930 square foot addition, consisting of a new master bedroom, master bath, walk-in closet and a new family room at the rear of the existing house.
- An enlarged entry porch and remodeled foyer.
- A remodeled kitchen, dining room, and bedroom.
- Two new covered porches at the rear of the house, with access from the new family room and new master bedroom.
- Changing the entire roofing.
- Providing smooth stucco for the house and fireplace/chimney.
- Replacing the existing siding to James Hardie for the entire wall in the front, and a part of the wall on the North side of the house.
- Replacing all existing windows and doors with wood and fiberglass windows.
- Maintaining the existing 2-car garage and driveway.

Existing Property/Background

The project site is a 9,500 square foot lot with frontage on Thurber Place. The lot is rectangular shaped; 50 feet wide by 190 feet deep. Currently, there is a 1,240 square foot single story house with a detached two-car garage. The original five room residence and two-car garage were built in 1948, with the house located 40 feet from the front property line. The garage was located 1-foot from the south property line and approximately 53 feet from the rear property line, with access from a 10-foot wide driveway along Thurber Place. Building permits were issued for a 40-foot long, 3-foot high retaining wall on the north property line and a 3-foot high block wall along the rear property line in 1949. The sun porch was enclosed in 1962, adding 110 square feet. The earthquake damaged chimney was repaired in 1997.

Staff Recommendation

☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

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Last Date Reviewed / Decision

☒ First time submittal for final review.
☐ Other:

Zone: R1R **FAR District:** I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

☒ None
☐ Other:

CEQA Status:

☒ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines.
☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines.
☐ Other:

Site Slope and Grading

☒ None proposed
☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

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	13,331	9,500 to 40,903	9,500
Setback	38	30 to 40	40
House size	2,283	1,854 to 2,875	2,170
Floor Area Ratio	..20	.06 to .30	..23
Number of stories	1.6	1 to 2 stories	1

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Setbacks of buildings on site
☐Prevailing setbacks on the street
☐Building and decks follow topography
☐Equipment location and screening

Garage Location and Driveway

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

☐Predominant pattern on block
☐Compatible with primary structure
☐Permeable paving material
☐Decorative paving

No changes are proposed to the existing driveway and garage.

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Complementary to building design
☒Maintains existing trees when possible
☐Maximizes permeable surfaces
☐Appropriately sized and located

Walls and Fences

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Appropriate style/color/material
☐Perimeter walls treated at both sides
☐Retaining walls minimized
☐Appropriately sized and located

Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The addition is to the rear of the existing house.
- The existing garage will remain toward the rear of the property, keeping the existing driveway and maintaining a 25-foot turning radius.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Appropriate proportions and transitions
☐Relates to predominant pattern
☐Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Form and profile follow topography
☐Alteration of existing land form minimized
☐Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐Scale and proportion fit context
☐Articulation avoids overbearing forms
☐Appropriate solid/void relationships
☐Entry and major features well located
☐Avoids sense of monumentality

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Roof reinforces design concept
☐Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The 930 square foot, single-story addition's height, roof pitches, building mass and proportion are consistent with the existing house and surrounding neighborhood with the proposed height to be a maximum 18'-6".
- The existing 40-foot street front setback will be maintained and is consistent with the neighborhood.
- The roof form and slope of the house addition match the existing house.

Design and Detailing
Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☒ **yes** ☐ **n/a** ☐ **no**

Entryway
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Well integrated into design
☐Avoids sense of monumentality
☐Design provides appropriate focal point
☐Doors appropriate to design

Windows
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Appropriate to overall design
☐Placement appropriate to style
☐Recessed in wall, when appropriate
☐Articulation appropriate to style

Privacy
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Consideration of views from "public" rooms and balconies/decks

☐Avoid windows facing adjacent windows

Finish Materials and Color
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality, especially facing the street
☐Respect articulation and façade hierarchy
☐Wrap corners and terminate appropriately
☐Natural colors used in hillside areas

Paving Materials
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Decorative material at entries/driveways
☐Permeable paving when possible
☐Material and color related to design

Equipment, Trash, and Drainage
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐Equipment screened and well located
☐Trash storage out of public view
☐Downspouts appropriately located
☐Vents, utility connections integrated with design, avoid primary facades
☐Downspouts appropriately located

Ancillary Structures
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐Design consistent with primary structure
☐Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site, as modified by any proposed conditions, and its surroundings for the following reasons:

- All existing windows will be replaced, and new windows will be "Anderson," with wood interior, fiberglass exterior (color, white), double hung and casement, to be recessed with wood frames and sills (color, Prairie Grass).
- New stucco will be provided for the entire house; color, Beige.
- The existing siding will be replaced with James Hardie cement siding; color, Terratone.
- The entire roof will be replaced with fiberglass asphalt shingles; color, Charcoal.
- The entrance front door will Craftsman style wood; color, Red Mahogany

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Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval with conditions** of the project with the following condition.

Condition

1. If windows are white, the trim around the windows, fascia, and columns etc. should all be white.

Attachments

1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans