glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
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September 17, 2015

Ms. Jaehee Ghanati
2938 Mary St.
La Crescenta, CA 91214

RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1516738
2005 Glenwood Road, Glendale, CA 91201

Dear Ms. Ghanati:

On September 17, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application for an addition of 538 sq.ft. to an existing 792 sq.ft. single-family dwelling. A new two-car attached garage will be constructed and the existing one-car garage will be demolished. The windows of the existing house will be replaced. The existing dwelling is one story and will remain one story with the proposed addition. The staff report is attached.

CONDITIONS OF APPROVAL

1. Window types A and B shall have external grids or no grids. Internal grids are not acceptable at these locations.
2. All new windows to be recessed within openings which will have projecting sills. New sills shall be added at openings in existing structure to match elevation drawings.
3. Provide vertical section drawing for typical window openings.

SUMMARY OF DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition will bring the front of the building closer to the street frontage of the property, consistent with the site planning of the neighboring properties.
- The front yard will remain open and will continue to provide a sense of openness to the street.
- The two-car garage is designed as an integral part of the dwelling and will have doors facing away from the street. Also, the garage will make use of the existing driveway accessible from Glenwood Road.
- The driveway and walkway will include decorative paving materials.
- The existing plant materials will remain.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The dwelling will remain one-story with an overall height of approximately 16 feet and will be consistent with the single-story height of the adjacent buildings.

- The addition will have a pitched roof with clay tiles and will be designed to integrate architecturally with the flat roof the existing house.
- The front porch will have an arcade facing the street and will be designed with modest proportions.
- The garage wall facing the street will contain windows similar to the windows of the house and will project an attractive residential character to the street.

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

- The details throughout the building are consistent with the Spanish style, including the porch with arches, the doors, the clay roof tiles and the exposed rounded rafter ends.
- The entry porch is integrated into the building and is of modest proportions.
- All windows in prominent locations will be double-hung or casement with sills as conditioned.
- The front door and garage doors will be stained wood and will have a rustic appearance.
- The building walls will be white stucco, which is appropriate to the proposed style.

Response to Community Input Received During Comment Period

There were no comments received from the community during the comment period.

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, Chris Baghdikian, at 818-937-8182 or via email at cbaghdikian@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 **October 2, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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, Chris Baghdikian, 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, Chris Baghdikian, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baghdikian directly at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Interim Director of Community Development

Jay Platt - Urban Design Studio Staff

PL:JP:cb

Attachment: staff report

City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: September 4, 2015	**Address:** 2005 Glenwood Road
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5621-009-005
Case Number: PDR1516738	**Applicant:** Jaehee Ghanati
Prepared By: Chris Baghdikian	**Owner:** Sherry Chin Cortez, Genmin Chin, Eugene Chin

Project Summary
The applicant is proposing an addition of 538 sq.ft. to an existing 792 sq.ft. single-family dwelling. A new two-car attached garage will be constructed and the existing one-car garage will be demolished. The windows of the existing house will be replaced. The existing dwelling is one story and will remain one story with the proposed addition.

Existing Property/Background
The property is developed with a 792 sq.ft. single-family dwelling. A detached one-car garage has vehicular access from the alley to the rear. An existing driveway provides vehicular access to the property from Glenwood Road.

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: R1 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	5,752 sf	4,550 - 8,698 sf	6,750 sf
Setback	25.6 ft	15 - 30 ft	67 ft
House size	1,245 sf	652 - 2,282 sf	1,245 sf
Floor Area Ratio	0.22	0.11 - 0.36	0.21
Number of stories	1.1	1 - 2	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

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, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition will bring the front of the building closer to the street frontage of the property, consistent with the site planning of the neighboring properties.
- The front yard will remain open and will continue to provide a sense of openness to the street.
- The two-car garage is designed as an integral part of the dwelling and will have doors facing away from the street. Also, the garage will make use of the existing driveway accessible from Glenwood Road.
- The driveway and walkway will include decorative paving materials.
- The existing plant materials will remain.

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, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The dwelling will remain one-story with an overall height of approximately 16 feet and will be consistent with the single-story height of the adjacent buildings.
- The addition will have a pitched roof with clay tiles and will be designed to integrate architecturally with the flat roof the existing house.
- The front porch will have an arcade facing the street and will be designed with modest proportions.
- The garage wall facing the street will contain windows similar to the windows of the house and will project an attractive residential character to the street.

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

Conditions are added to ensure that any window grids will be external and that all windows will be recessed in their openings and that all new and large existing openings will feature sills as shown in the elevations.

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

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, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The details throughout the building are consistent with the Spanish style, including the porch with arches, the doors, the clay roof tiles and the exposed rounded rafter ends.
- The entry porch is integrated into the building and is of modest proportions.
- All windows in prominent locations will be double-hung or casement with sills as conditioned.
- The front door and garage doors will be stained wood and will have a rustic appearance.
- The building walls will be white stucco, which is appropriate to the proposed style.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Window types A and B shall have external grids or no grids. Internal grids are not acceptable at these locations.
2. All new windows to be recessed within openings which will have projecting sills. New sills shall be added at openings in existing structure to match elevation drawings.
3. Provide vertical section drawing for typical window openings.

Attachments

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