glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

December 28, 2015

Leon Barzegar
520 E. Broadway, Suite 300
Glendale, CA 91205

RE: ADMINISTRATIVE DESIGN REVIEW, CASE NO. PDR 1524821
1542 WESTERN AVENUE, GLENDALE, CA 91201

Dear Mr. Barzegar,

On December 28, 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 to add approximately 900 square-feet of floor area (200 sq.ft at the front and 700 sq.ft at the rear) to the existing 1,345 square-foot, one-story single-family house on a 9,900 square-foot lot in the RI zone, Floor Area District I. The proposed addition will maintain the existing 30'-7" street front setback from Western Avenue and extend the existing house towards the east. The addition will match the existing house in terms of architectural style and materials. The staff report is attached.

CONDITIONS OF APPROVAL:

1. Provide vertical section and detail drawings for the new windows.
2. Show the entry door details and type.
3. Provide revised elevations drawings to show drainage system (gutter and downspouts).
4. Show the location of the air conditioning unit on the site plan.
5. Determine the final driveway paving system. Provide additional details showing the selection of either decorative pavers or stamped concrete for final approval.

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 proposed additions at the front and rear of the existing single-story residence will not alter the site planning of the lot significantly and is consistent with the site planning of neighborhood properties.
- The 200 square-foot addition infills the existing recessed portion at the front and retains the existing window placement and proportions, primary entrance location, and the roof forms.
- The proposed project will maintain the existing 30'-7" front setback.

- The 700 square-foot addition at the rear extends the rectangular plan of the house towards the east and maintains the interior setbacks of 5'-0" at the south, and 13'-0" at the north.
- The 6-foot high block walls will be built (under separate permits) along the property lines at the north, south and east side.
- The new block pilasters at the sides of the proposed iron gate will have stone veneer to match existing brick pilasters.

- The existing driveway will be removed and replaced with new materials in the same location and maintain the existing 13-foot width.
- The existing turf at the front and back yard will remain.
- A row of the new fruit trees will be added at the back yard.

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 900 square-foot addition's roof (cross-gabled roof), building mass, and proportion are consistent with the existing volume of the house and surrounding neighborhood. The addition at the front matches existing proportions and architectural details.
- The new roof is consistent with the existing roof form.
- The new roof is 3'-2" higher than the existing roof.
- The scale of the proposed single-story addition and its new roof is compatible with the mass and scale of the adjacent single-story dwellings.

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 proposed architectural details are consistent with the architectural style of the existing residence, including single-hung recessed windows with the new sills and frame, stucco fascia, shallow eaves, stone wainscot (veneer), and bay window, and the placement of the primary entrance at the front façade.
- New stucco will match the existing.
- The horizontal wood siding is proposed for the front-gabled ends.
- The new asphalt shingles will match the existing shingles.
- New iron gate at the north side of the residence (driveway) is compatible with the architectural style and detail of the house.
- Stone paving is proposed for the walkway and entryway at the front.
- New paver or stamped concrete is proposed for the driveway.

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@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 Design Review Board 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 **January 11, 2016** 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

To save your 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, Aileen Babakhani, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

for Kris Aganad:
Urban Design Studio Staff

KA:ab

Attach: Staff Report
Cc: Armen & Annabel Aghajanian; property owners

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

Meeting/Decision Date: December 28, 2015	**Address:** 1542 Western Avenue
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5622-005-007
Case Number: PDR 1524821	**Applicant:** Leon Barzegar
Prepared By: Aileen Babakhani, Planning Assistant	**Owner:** Armen & Annabel Aghajanian

Project Summary
The applicant is proposing to add 900 square-feet of floor area (200 sq.ft at the front and 700 sq.ft at the rear) to the existing 1,345 square-foot, one-story single-family house on a 9,900 square-foot lot in the RI zone, Floor Area District I. The proposed addition will maintain the existing 30'-7" street front setback from Western Avenue and extend the existing house towards the east. The addition will match the existing house in terms of architectural style and materials.

The proposed work includes:

- Adding a 200 square-foot addition at the front of the house to expand the existing living room and dining room
- The existing covered patio at the rear will be demolished and a 700 square-foot addition will be added at the rear, which includes a new master bedroom, a bedroom with bathroom and closet and a laundry room.
- The existing two bedrooms will be remodeled to a bedroom and a play room
- A new cross-gabled roof is proposed for the entire house. The overall proposed height (20'-2") is consistent with the scale of the surrounding one-story residences
- New windows at the front façade, facing Western Avenue will be vinyl, single-hung and recessed, with sills and external grids and will match existing windows in terms of size, proportion and placement
- New windows at the sides are single-hung, recessed with sills and without grids
- No changes to the existing landscaped street setback are proposed

Existing Property/Background
The project site is a 9,900 square-foot lot with frontage on Western Avenue. The lot is a flat, rectangular lot with 2% slope (down towards the east). The existing 1,345 square-foot single-family home has a detached two-car garage on its northeast side, which is accessed from Western Avenue with a 13 foot wide driveway. The existing detached 2-car garage will be demolished and a new four-car garage will be built in the same place (under separate permit/Design Review Exemption Approval). There is no proposed change to the location of the driveway. The existing house will maintain its 30'-7" front setback and 5'-0" interior setback from the south property line. With the proposed addition %47.9 (less than %50) of the existing roof and exterior walls will be removed.

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: RI **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:
Building permits BFW1509375, BFW1524451, BFW1509369 to build block walls on the property lines, and BCB1509349 to construct a new 4-car garage.

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:

The lot has 2% 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	8,811 sq. ft.	6,189 - 11,326 sq. ft.	9,900sq. ft.
Setback	30'-9"	25'-46'	30'-7"
House size	1,885 sq.ft	1,149 to 3,150 sq. ft.	2,721 sq. ft.
Floor Area Ratio	0.22	0.10 to 0.32	0.27
Number of stories	1.1	1 to 2 stories (92% of homes are one-story	1 story

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

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

The detached, 4-car garage under separate permit is proposed in the location of the existing 2-car garage. There is no proposed change for the location of the driveway. There is a condition of approval for staff review of final driveway finish.

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

Walls along with the property line have separate building permits.

Determination of Compatibility: Site Planning

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

- The proposed additions at the front and rear of the existing single-story residence will not alter the site planning of the lot significantly and is consistent with the site planning of neighborhood properties.
- The 200 square-foot addition infills the existing recessed portion at the front and retains the existing window placement and proportions, primary entrance location, and the roof forms.
- The proposed project will maintain the existing 30'-7" front setback.
- The 700 square-foot addition at the rear extends the rectangular plan of the house towards the east and maintains the interior setbacks of 5'-0" at the south, and 13'-0" at the north.
- The 6-foot high block walls will be built (under separate permits) along the property lines at the north, south and east side.
- The new block pilasters at the sides of the proposed iron gate will have stone veneer to match existing brick pilasters.
- The existing driveway will be removed and replaced with new materials in the same location and maintain the existing 13-foot width.
- The existing turf at the front and back yard will remain.
- A row of the new fruit trees will be added at the back yard.

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 900 square-foot addition's roof (cross-gabled roof), building mass, and proportion are consistent with the existing volume of the house and surrounding neighborhood. The addition at the front matches existing proportions and architectural details.
- The new roof is consistent with the existing roof form.
- The new roof is 3'-2" higher than the existing roof.
- The scale of the proposed single-story addition and its new roof is compatible with the mass and scale of the adjacent single-story dwellings.

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

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

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

There is a condition for approval to show drainage system (gutter and downspouts) and any air conditioning unit on the drwaings.

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 and its surroundings for the following reasons:

- The proposed architectural details are consistent with the architectural style of the existing residence, including single-hung recessed windows with the new sills and frame, stucco fascia, shallow eaves, stone wainscot (veneer), and bay window, and the placement of the primary entrance at the front façade.
- New stucco will match the existing.
- The horizontal wood siding is proposed for the front-gabled ends.
- The new asphalt shingles will match the existing shingles.
- New iron gate at the north side of the residence (driveway) is compatible with the architectural style and detail of the house.
- Stone paving is proposed for the walkway and entryway at the front.
- New paver or stamped concrete is proposed for the driveway.

Recommendation / Draft Record of Decision

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

Conditions

1. Provide vertical section and detail drawings for the new windows.
2. Show the entry door details and type.
3. Provide revised elevations drawings to show drainage system (gutter and downspouts).
4. Show the location of the air conditioning unit on the site plan.
5. Determine the final driveway paving system. Provide additional details showing the selection of either decorative pavers or stamped concrete for final approval.

Attachments

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