glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

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February 17, 2016

Arthur Israelyan
635 W. Colorado St. #102
Glendale, CA 91204

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1508182
1457 WINCHESTER AVENUE

Dear Mr. Israelyan,

On February 17, 2016, 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 339 square-feet to an existing one-story, 1,825 square-foot single-family house on an approximately 9,824 square-foot lot located in the R1 Zone, Floor Area District I, located at **1457 Winchester Avenue.**

CONDITIONS OF APPROVAL:

1. All new operable windows must be casement. Revise the window schedule for staff review and approval.
2. The window proportions shown on Sheet AR-2 are the approved proportions. Revise the front elevation drawings and window schedule to be consistent with Sheet AR-2.
3. All new windows to be recessed with wood sills and frames to match the existing conditions. The sill height of the windows on the front (north) façade shall be lowered to improve the proportions and the cap of the new stone wainscoting should align with the lowered sill.
4. The exterior wall finish will be smooth stucco painted to match the existing color and conditions.
5. Add stone wainscoting to the front (north) façade that is similar to or matching the existing stone wainscoting at the rear (south) façade. The new stone wainscoting should wrap around the exterior corners of the home and terminate at appropriate transitions. Revise the elevation drawings to show the new stone wainscoting, the existing venting, and other existing conditions for staff review and approval.
6. The design of the new covered porch entry shall be revised to include new stone wainscoting at the base of the columns, narrowed stairs, columns moved in from the edge of the porch, and horizontal wood siding on the porch gable to recall the traditional character of the home. Revised elevation drawings will be provided for staff review and approval.
7. The new walkway proposed in the street-front setback providing accessibility from the driveway and sidewalk should use a decorative paving material. Provide a revised detail for staff review and approval.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The new 339 square-foot addition will be located at the north side of the project site facing Winchester Avenue and along the driveway.
- The proposed addition will include infilling the existing covered porch at the front, an interior remodel, and reconfiguring the location of the existing front entryway to be parallel with the street. Many of the existing homes in the neighborhood feature a similar entryway configuration with stairs leading to a front entry, parallel with the street, and with or without a roofed entry way.
- There is no prevailing street front setback along Winchester Avenue as it varies from 20'-0" to 35'-0". The proposed addition will maintain the existing 30'-0" street front setback.
- There are no other changes being proposed to the existing perimeter walls, garage location, driveway, driveway gate, or landscaping.

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

- The proposed 339 square-foot, single-story addition's height, roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The proposed addition is compatible to the existing, mass, scale and proportions and will not significantly change the overall height of the house. Currently, the overall height of the house is 17'-5" and due to the minor slope of the lot, with the addition the overall height of the house will be 18'8".
- The hipped roof form and slope for the addition will match the existing house.

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

- All new windows will be vinyl, block frame, clear glass, casement and fixed and will be recessed in the wall with wood frames and sills. A condition of approval will require the new windows to be recessed in the wall with wood frames and sills, and the sill height of the windows on the front (north) façade are to be lowered to improve the proportions. The cap/trim of the new stone wainscoting shall align with the lowered sills.
- Casement windows are not depicted on the window schedule though they are shown on the elevation drawings. A condition of approval will require a revised window schedule that is consistent with the elevation drawings and that depicts all new operable windows as casement windows. An additional condition of approval will require the front elevation (north façade) drawings and the window schedule to be revised to be consistent with Sheet AR-2, as there are inconsistencies with the window proportions on the drawings submitted. The window proportions depicted on Sheet AR-2 are the approved proportions.
- The house will be smooth stucco to match the existing color and conditions.
- There is a new walkway proposed in the street-front setback that is integrated into the remodel to allow accessibility from the driveway and the sidewalk. A condition of approval will require the new walkway in the street-front setback to be decorative.
- The elevation and grading shown at the southwest edge does not reflect the existing conditions. The exposed stucco wall is excessive given the proposed changes. A condition of approval will require the addition of stone wainscoting at the front (north) façade that is similar to or matching the existing stone wainscoting at the rear (south) façade. The new stone wainscoting should wrap around the exterior corners of the home and terminate at appropriate transitions.
- To reinforce the overall traditional style of the building a condition of approval has been added that will require the design of the new covered porch entry to be revised to include new stone wainscoting at the base of the columns, narrowed stairs, columns moved in from the edge of the porch, and horizontal wood siding on the porch gable to

be consistent with the traditional style of the home. This addition of siding material on the front (north) façade will enhance the overall design and create visual interest.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. **The proposed addition seems boxy and lacks architectural details in the design that is inconsistent with the surrounding neighborhood.**

   The existing neighborhood features a blend of architectural styles, including but not limited to Spanish, Traditional, and Tudor single-family homes. The existing single-family home is developed in a more traditional and simplistic style with limited architectural details. Staff has added conditions of approval to this project, as noted and discussed above, that will allow for building detailing that is consistent with the existing traditional style of the house. The stone wainscoting at the front of the house as well as the horizontal wood siding on the front porch gable will be consistent with the traditional style of the house and will enhance the overall design. In addition, as noted above, the applicant's proposal to relocate the existing entry is consistent with many of the homes in the surrounding neighborhood as they too feature an entry-way that is parallel to the street and accessed via stairs. The existing homes that feature this type of entry way vary in architectural style, and some also exhibit a roofed entry. The conditions of approval, as modified and noted above, will adequately address the comment received during this project's comment period while also allowing reasonable development of the subject property.

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 **MARCH 3, 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 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. Visit us.

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, **Vista Ezzati**, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

EK:KA:ve

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

Meeting/Decision Date: February 9, 2016	**Address:** 1457 Winchester Avenue
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5622-006-029
Case Number: PDR 1508182	**Applicant:** Arthur Israelyan
Prepared By: Vista Ezzati, Planning Assistant	**Owner:** Aram Gabriyelyan

Project Summary
The applicant is proposing to add 339 square-foot to an existing one-story, 1,825 square-foot single-family house on an approximately 9,824 square-foot lot located in the R1 (FAR District I) zone. The proposed addition will be located at the front (north) and side (west) of the house, and will be visible from Winchester Avenue.

The proposed work includes:

- Adding 339 square-feet of floor area to the front (north) and side (west) of the existing single-family home.
- Infilling a portion of the existing covered porch and reconfiguring the existing entryway.

Existing Property/Background
Originally developed in 1940, the project site is an approximately 9,824 square-foot interior lot with frontage on Winchester Avenue. The site is currently developed with a 1,825 square-foot, one-story, single-family house. The existing detached two-car garage is located at the rear of the property and is accessed from Winchester Avenue. The existing lot is relatively flat and has a rectangular shape similar to other properties in the neighborhood. The existing single-family home is setback 30'-0" from Winchester Avenue, and this setback will be maintained as part of the project.

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	8,201 sq. ft.	5,959 sq. ft. to 11,462 sq. ft.	9,824 sq. ft.
Setback	18'-0"	20'-0" to 35'-0"	27'-0"
House size	2,026 sq. ft.	1,522 sq. ft. to 3,105 sq. ft.	2,224 sq. ft.
Floor Area Ratio	0.27	0.17 to 0.38	0.18
Number of stories	62% of homes are one-story	1 to 2 stories	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

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 new 339 square-foot addition will be located at the north side of the project site facing Winchester Avenue and along the driveway.
- The proposed addition will include infilling the existing covered porch at the front, an interior remodel, and reconfiguring the location of the existing front entryway to be parallel with the street.
- There is no prevailing street front setback along Winchester Avenue as it varies from 20'-0" to 35'-0". The proposed addition will maintain the existing 30'-0" street front setback.
- There are no other changes being proposed to the existing perimeter walls, garage location, driveway, driveway gate, or landscaping.

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 proposed 339 square-foot, single-story addition's height, roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The proposed addition is compatible to the existing, mass, scale and proportions and will not significantly change the overall height of the house. Currently, the overall height of the house is 17'-5" and due to the minor slope of the lot, with the addition the overall height of the house will be 18'8".
- The hipped roof form and slope for the addition will 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

Casement windows are not depicted on the window schedule though they are shown on the elevation drawings. A condition is recommended calling for a revised window schedule that is consistent with the elevation drawings and that depicts all new operable windows as casement windows. An additional condition is recommended requiring the front elevation drawings and window schedule to be revised to be consistent with Sheet AR-2, as there are inconsistencies with the window proportions on the drawings submitted. The window proportions depicted on Sheet AR-2 are the approved proportions.

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

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

A new walkway is proposed in the street-front setback that is integrated into the remodel to allow accessibility from the driveway and the sidewalk. A condition is recommended requiring the new walkway in the street-front setback to be decorative.

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

The elevation and grading shown at the southwest edge does not reflect the existing conditions. The exposed stucco wall is excessive given the proposed changes. A condition is recommended to add a planter finished with stone similar to or matching the stone wainscoting at the rear. The elevation drawings must be revised to show these details including the new planter and the existing venting for staff review and approval.

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:

- All new windows will be vinyl, block frame, clear glass, casement and fixed and will be recessed in the wall with wood frames and sills. Casement windows are not depicted on the window schedule though they are shown on the elevation drawings. A condition is recommended calling for a revised window schedule that is consistent with the elevation drawings and that depicts all new operable windows as casement windows. An additional condition is recommended requiring the front elevation drawings and window schedule to be revised to be consistent with Sheet AR-2, as there are inconsistencies with the window proportions on the drawings submitted. The window proportions depicted on Sheet AR-2 are the approved proportions.
- The house will be smooth stucco to match the existing color and conditions.
- There is a new walkway proposed in the street-front setback that in integrated into the remodel to allow accessibility from the driveway and the sidewalk. A condition is recommended requiring the new walkway in the street-front setback to be decorative.
- The elevation and grading shown at the southwest edge does not reflect the existing conditions. The exposed stucco wall is excessive given the proposed changes. A condition is recommended to add a planter finished with stone similar to or matching the stone wainscoting at the rear. The elevation drawings must be revised to show these details including the new planter and the existing venting for staff review and approval.

Recommendation / Draft Record of Decision

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

Conditions

1. All new operable windows must be casement. Revise the window schedule for staff review and approval.
2. The window proportions shown on Sheet AR-2 are the approved proportions. Revise the front elevation drawings and window schedule to be consistent with Sheet AR-2.
3. All new windows to be recessed with wood sills and frames to match the existing conditions.
4. The exterior wall finish will be smooth stucco painted to match the existing color and conditions.
5. The elevation and grading shown at the southwest edge does not reflect the existing conditions. The exposed wall is excessive given the proposed changes. Add a planter finished with stone similar to or matching the stone wainscoting at the rear. Revise the elevation drawings to show these details including the new planter and the existing venting for staff review and approval.
6. The new walkway proposed in the street-front setback providing accessibility from the driveway and sidewalk should use a decorative paving material. Provide a revised detail for staff review and approval.

Attachments

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