glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
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June 13, 2016

Chris Aslanyan
1015 N. Everett St.
Glendale, CA 91204

RE: 1101 North Everett Street
Design Review PDR 1604149

Dear Mr. Aslanyan,

On June 13, 2016, 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 730 square feet to an existing 1,515 square foot house; 244 square feet to the first floor and a new 486 square foot second story addition (over attached two-car garage). The proposed house is 2,245 square feet. The exterior colors and materials are proposed to match the existing house. The property is located on a 7,780 square foot lot in the RI (Residential) Zone, Floor Area Ratio District II.. The new unit will be compatible with the existing neighborhood in terms of mass and scale, architectural style and materials located at **1101 North Everett Street**.

CONDITIONS OF APPROVAL

1. Adhere to the City's Noise Ordinance for hours of construction.

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 overall site planning is minimally changed as only 244 square feet is being added to the first floor and the existing garage and driveway will remain.
- The new 486 square foot second story addition steps back approximately 12 feet (6 feet required) from Dryden Street and about 15 feet from the adjacent neighbor; maintaining the existing setbacks.
- The addition is located by adjacent neighbor's garages, thereby minimizing impacts.
- The existing landscaping, walls and fences will remain.

Mass and Scale

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

- The new second story will be compatible with, and smaller than, other nearby two-story houses.
- The majority of the single story house is maintained as the new second story is above the existing garage and breezeway.
- The overall building height is only increased by approximately 10 feet (from 10'11" to 21'2½").

- The scale and proportions of the floor heights and windows are consistent with the existing forms.
- The new roof form, scale and materials reinforce the existing design.
- The massing of the second story is sensitive to adjacent residences as it located away from living areas and windows.

Building Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The design of the addition maintains the overall character of the existing house in form and style.
- The architectural style and details are consistent throughout, with the balance between stucco and siding featured at the existing house being maintained.
- The new windows will be vinyl to match the existing windows and are appropriately placed.
- The cream, brown and white colors of the addition will match the existing house and are compatible with the residences in the neighborhood.
- The new roof material will match the existing roofing material.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. A letter of support was received from a nearby neighbor.
2. An email was received with questions about construction timing and hours, and concern about construction worker vehicle parking. Construction will not begin until after plan check and construction hours are regulated by the Glendale Municipal Code. The applicant will ensure construction workers park their vehicles at the project site.

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 ,

June 28, 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

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
Director of Community Development

Urban Design Studio Staff

KA:kd
Attachment: Design Review Staff Report
Cc: Lilit and Babken Aladadyan, Property Owners

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

Meeting/Decision Date: June 13, 2016	**Address:** 1101 North Everett Street
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5647-023-018
Case Number: PDR1604149	**Applicant:** Chris Aslanyan
Prepared By: Kathy Duarte	**Owner:** Lilit and Babken Aladadyan

Project Summary
The applicant is proposing to add 730 square feet to an existing 1,515 square foot house; 244 square feet to the first floor and a new 486 square foot second story addition (over attached two-car garage). The proposed house is 2,245 square feet. The exterior colors and materials are proposed to match the existing house. The property is located on a 7,780 square foot lot in the RI (Residential) Zone, Floor Area Ratio District II.

The proposed work includes:

- Modify Existing 1st Level
  - Construct stairway to second level
- Add New 2nd Level – 498 square feet
  - Master bedroom
  - Master bathroom
  - Nursery

Existing Property/Background
The property is located at the northwest corner of Everett Street and Dryden Street. The 7,780 square foot lot is a little larger than other properties in the neighborhood. The existing house has an approximately 30-foot street front setback on Everett Street and a 6-foot street side setback on Dryden Street. The house is setback 6 feet from the interior setback on Everett Street. The existing garage is setback approximately 15 feet from the interior setback on Dryden Street. The residence and garage were built in 1947 and a swimming pool was added in 1957. Repair to the fire damaged garage and breezeway were completed in 1978 and a new bathroom and kitchen addition were completed in 2002. In 2011, eleven wood windows were replaced with vinyl windows. There are no existing oak, bay or sycamore trees on this lot or within 20 feet of the lot.

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:** II
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	7,096 sq. ft.	6,433 to 9,852 sq. ft.	7,780 sq. ft.
Setback	26'- 0"	15' to 45'	29'-0"
House size	1,909sq. ft.	1,301 to 3,110 sq. ft.	2,244 sq. ft.
Floor Area Ratio	.27	.18 to .43	.29
Number of stories	69% of homes are 1 story	1 to 2 stories	2

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
No changes proposed.

Determination of Compatibility: Site Planning

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

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- The addition is located by adjacent neighbor's garages, thereby minimizing impacts.
- The existing landscaping, walls and fences 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 to the site and its surroundings for the following reasons:

- The new second story will be compatible with, and smaller than, other nearby two-story houses.
- The majority of the single story house is maintained as the new second story is above the existing garage and breezeway.
- The overall building height is only increased by approximately 10 feet (from 10'11" to 21'2½").
- The scale and proportions of the floor heights and windows are consistent with the existing forms.
- The new roof form, scale and materials reinforce the existing design.
- The massing of the second story is sensitive to adjacent residences as it located away from living areas and windows.

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 and its surroundings for the following reasons:

- The design of the addition maintains the overall character of the existing house in form and style.
- The architectural style and details are consistent throughout, with the balance between stucco and siding featured at the existing house being maintained.
- The new windows will be vinyl to match the existing windows and are appropriately placed.
- The cream, brown and white colors of the addition will match the existing house and are compatible with the residences in the neighborhood.
- The new roof material will match the existing roofing material.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project:

Conditions

1. No conditions recommended.

Attachments

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

DRAFT