glendale california
City of Glendale
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Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date July 14, 2016

DRB Case No. PDR 1605764

Address 1960 Glencoe Way

Applicant Rolf Wyss

PROPOSAL: To add a two-story addition with a total of 1,275 square feet to the front of an existing one-story, 2,170 square-foot single family residence on a 13,953 square-foot lot, zoned R1R, Floor Area Ratio District II.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian					X	
Benlian		X	X			
Malekian			X			
Simonian			X			
Mardian	X		X			
Totals						
DRB Decision	Approve with conditions.					

CONDITIONS:

1. Clarify the area of the existing brick planters or new reconstructed planters. Use salvaged bricks as needed for new walkways and planters.
2. Revise the shape of the lower level windows at the addition to better reflect the proportions of the windows at the main house.
3. Remove the apron, build a new curb, and provide additional landscaping at the former driveway location.
4. Extend the low brick wall across the former driveway opening, allowing for a pedestrian access to the new walkway.
5. Revise the design of the proposed chimney vent to be more in keeping with the overall design.
6. Provide cut sheets of the proposed attic vents, which should be appropriate to the overall design, for staff review and approval.

7. Verify with Fire staff that the proposed wood siding is allowed in this location. If it is not, specify a substitute material that will match the appearance of the existing siding on the main house.

ANALYSIS:

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 lot is irregularly shaped and the existing single-story residence (and front door) is sharply angled away from a street facing alignment in contrast to the predominant pattern in the surrounding neighborhood. Given the existing site conditions, the proposed location of the addition is appropriate to the site as several indigenous trees restrict the buildable area in the rear yard of the residence.
- The proposed two-story addition is located centrally and perpendicular to the existing residence's front façade and block the view of the existing primary entry (porch) from Glencoe Way.
- The proposed addition will encroach on the front open space (north side) and reduce the existing front set back from 20'-2" to 16'-7" where a 15' street front setback is required.
- The addition will be set back 5"-9" from the interior property line on the west side.
- New landscaping to include new flagstone paving and drought tolerant plants with low or medium water usage, is proposed where an existing secondary parking area/driveway currently exists.
- The new landscaped area will reduce the amount of hardscape within the front street setback, where the addition will be situated. The paved area is currently used as a secondary open parking area/driveway and walkways leading to the primary entry porch.
- There is no proposed change to the existing primary driveway providing access to the existing legal non-conforming detached two-car garage from the northeast side of the lot.
- There are no proposed changes to the existing fence, walls and lampposts.
- There is no proposed change to the landscape at the rear/side yard (south and east sides).
- There are ten coastal oak trees on the lot, which are proposed to remain. The drip line of the closest oak tree is approximately 30 feet away from the proposed addition. The project will not have negative impacts on the oak trees and the City's Forestry Section did not cite any concerns with the proposed project.

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

- The 1,275 square-foot addition's cross-gabled roof, building mass, and proportions appear to be consistent with the existing volume of the house and surrounding neighborhood. The roof ridge of the proposed addition will be approximately 1'-2" lower than the existing roof ridge. However, due to a gradual slope from east to west, the proposed addition will increase the overall height of the residence from approximately 17 feet to 21 feet.
- The addition's roof is consistent with the existing roof form.
- The breezeway roof ridge is approximately three (3) feet lower than the existing roof ridge, which helps to minimize the massing of the new addition and suggests the location of the front entry.
- The proposed addition matches existing proportions and architectural details.
- There are no proposed openings to the northwest of the addition adjacent to the neighboring residence on the west side.

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 sills and trim, decorative shutters, and horizontal wood siding.
- Aluminum clad wood, horizontal awning windows (at the exposed portion of basement) and double-hung windows (at the upper floor of the addition) are proposed.
- A concrete finish with natural color is proposed for the lower part of the walls (wainscot).
- New asphalt shingles will match the existing shingles.

- There is no proposed change to the existing paving material (brick).

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Aileen Babakhani