glendale california
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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date August 11, 2016 **DRB Case No.** PDR 1608993

Address 152 Western Avenue

Applicant Nareg Khodadi

PROPOSAL: To add a new 788 SF second story and a 92 SF addition to the ground floor of the existing one-story house and attached two-car garage on a 5,470 SF lot, zoned R1 H (FAR District I with a Horse Overlay). The project also includes alterations to the northerly and westerly elevations on the ground floor, demolition of the illegal, enclosed patio connecting the house and the existing stable, and modifications of the stable structure in the north-east corner of the property.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian	X		X			
Malekian			X			
Simonian			X			
Mardian		X	X			
Totals			5			
DRB Decision	Approve with conditions.					

CONDITIONS:

1. Provide trim board at the east elevation to break up the mass of wall below the second floor balcony.

2. Convert fireplace to gas, per Building Code standards. The proposed chimney shroud should match the design depicted on the submitted color & material board.

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 site plan will remain essentially as existing, except for modifications to the northerly ground floor building wall resulting in the required five foot building setback from interior property line,

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demolition of the illegal, attached patio enclosure between the house and the stable, and alterations to the existing stable providing the required five foot separation between the house and the stable. The project includes the legalization of the long-ago enclosure of the area between the originally constructed detached garage and the residence. These modifications and demolitions help bring the proposed project into compliance with the code standards for interior setbacks and minimum distance between structures.

- No changes are proposed to the orientation of the residence and garage. A more substantial front entry facing Riverside Drive is proposed as part of the project.
- The existing fence located along the front property line (zero setback) shall remain, as permitted by Standards Variance Case No. 2892-S in 1964.
- The existing landscaping within the street setbacks is to remain as existing and any new landscaping must be drought-tolerant.

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 new second story addition will bring the overall height of the project to 23 feet, which less than the maximum 25-foot height (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet) allowed in the R1 zone.
- The 2-story residence will only be the third 2-story house in the 300-ft neighborhood survey area of single family homes and one of the largest in terms of floor area ratio. However, the project's mass and scale will not be incompatible with the surrounding context. The site is on a street corner, which provides extra visual space around the building, as well as extra distance on two elevations for access to light and air circulation and maintenance of privacy for adjoining properties. The second story is somewhat pulled back from the ground floor and the building elevations are modulated, which result in the building form being broken down and appearing less imposing.
- The Ranch-inspired architectural design and the use of horizontal siding at building base also help diminish the apparent size and scale of the project as viewed from the two streets.
- The variegated, hipped roof form is consistent with the overall building design and provides appropriate scale and proportion for the structure.

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 residence has been designed with Ranch-influenced details that are appropriate to the neighborhood, such as a combination of board-and-batten siding with horizontal siding and stucco on the elevations, wider roof eaves, window surrounds and wood sills, wood guardrails and posts, stone chimney, front door with sidelights, and fiberglass windows with multi-part transom windows on the ground floor.
- The entryway is redesigned to be more of a focal point on the southern elevation facing Riverside Drive; the 2nd story addition above provides an overhang over the front door and a front porch area with square columns. This revised entry maintains the existing front door location and is properly scaled and integrated into the overall architecture of the structure.
- The color scheme for the proposed residence focuses on fern green stucco walls, accented by rust colored siding and contrasted by off-white trim and fascia and dark brown roof shingles. This color palette is richer, earthier, than those of neighboring residences, yet the proposed darker colors help blend with the natural environment and are appropriate for the Ranch-influenced design.
- The design and detailing is consistent around the building and appear to be compatible with the high level of quality in the Rancho neighborhood.

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 Vilia Zemaitaitis, AICP