glendale california

City of Glendale
Community Development Department
Planning Division

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date September 8, 2016 **DRB Case No.** PDR1612348

Address 1840 Calafia Street

Applicant Randy Hua

PROPOSAL: To add 205 square feet to the first floor, and a new 1,249 square foot second floor to an existing 1,848 square-foot, one-story house with a detached 2-car garage on an 8,400 square foot lot, zoned R1R (Restricted Residential) Zone, Floor Area Ratio District II.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian			X			
Charchian	X		X			
Malekian		X	X			
Mardian					X	
Simonian			X			
Totals			**4**	**0**		
DRB Decision	Approved with conditions					

Conditions:

1. Reconfigure the rear of the house to offset the second floor master bathroom from the west facing wall, terminate the main hipped roof at the rear of the master bedroom and walk-in closet, and create a lower hipped roof form over the master bath.
2. To protect the privacy of adjacent neighbors, remove the deck off of the master bedroom and redesign the deck off of the master bath (as part of condition 1) to be oriented towards the rear yard hillside.
3. Redesign the rear and side elevations to be consistent with the traditional style of the front elevation.
4. All window and building details and materials (including stone veneer) to be consistent with the traditional style of the front façade. Architect to work with design staff for final approval of all building details.
5. All window proportions and details should be consistent with the traditional style and detailing as shown on the front elevation. Design staff to review revised window proportions, schedule and details for final approval.
6. Windows to be fabricated of fiberglass, aluminum clad wood, or wood. Windows are to be recessed with wood sills and trim to match existing front façade windows.
7. Remove the stone veneer at the front façade above the floor line to avoid terminating on an outside corner and to maintain the integrity of the design.

8. Wrap the stone veneer of the front elevation onto the east facing elevation (along the driveway) similar to that shown on the west elevation rendering. Terminate the veneer appropriately at a post for a solid gate, at the rear wall, or in an alternative manner approved by staff.
9. Provide roof drainage plans showing gutters and downspouts on all elevations for design staff review.
10. Include all proposed exterior light fixture locations on the drawings and provide fixture cut sheet

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 overall site planning is minimally changed.
- The front entry is relocated and centered below the new second story.
- The 205 square foot first floor addition is located at the rear of the house.
- The new second story addition is appropriately centered in the middle of the house.

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 second story addition is located toward the center of the house, creating an appropriate balance and setback from the first floor.
- A condition is recommended to reduce the overall length of the main hipped roof at the exterior wall of the master bedroom/walk-in closet, by significantly offsetting the master bath from the exterior wall, and creating a lower hipped roof form to reduce mass and create better proportions.
- The roof form and slope of the house addition match the existing house.

Building Design and Detailing: The proposed building design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The building entry is recessed for visual interest and to provide a sense of arrival to the structure.
- The design is consistent with the traditional style and features an appropriate material palette that is well deployed across the building's volumes and surfaces.
- Wood moldings, railing (at front deck) and columns, black slate stone, hardie board, and fiberglass shingles reinforce the modern style of the house.
- The design of the addition maintains the overall character of the existing house.
- A condition is recommended that all new windows match the proposed front elevation windows and be recessed, block frame, fiberglass or wood, with wood trim and sills.
- A condition is recommended to delete the deck off the master bedroom to protect the privacy of the adjacent property.
- A condition is recommended to remove stone at the front elevation above the floor line to avoid terminating on an outside corner and to maintain the integrity of the design, and to wrap the stone at the opposite front corner.
- A condition is recommended to provide roof drainage plans showing gutter and downspouts on all elevations for design staff review.

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 Kathy Duarte