glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

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September 29, 2016

Leon Barzegar
2748 Hollister Terrace
Glendale, CA 91206

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1611196
1600 CAMULOS AVENUE

Dear Mr. Barzegar,

On **September 29, 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 600 square-feet to an existing one-story, 1,395 square-foot single-family house, originally constructed in 1945, on a 9,000 square-foot lot located in the R1 Zone, Floor Area District I, located at **1600 Camulos Avenue.**

CONDITIONS OF APPROVAL:

1. That the existing unpermitted windows with internal grids (muntins) be legalized and replaced to comply with the City's Window Design Guidelines.
2. All new windows to comply with the City's Windows Guidelines including but not limited to style, operation, muntins, details, etc.
3. Clearly show the height of the existing house and proposed addition on the elevations.
4. The stucco finish should be identified on the plans and should be a smooth finish to match the existing conditions.
5. That any proposed outdoor storage in the interior setback area be relocated in an enclosed building (e.g., gardening tools, pots, etc.).
6. Identify all downspouts and gutters on plans and elevations 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 600 square-foot addition, located towards the rear of the existing house, will modify the existing building footprint in an appropriate manner.
- The existing front setback will remain unchanged at 41'-8". The new street side setback for the new addition will be 11'-0", and there will be a 6'-2" interior

setback along the east side of the addition that is in line with the rest of the house.

- The 11-foot street side setback is appropriate and in-keeping with the neighborhood average.
- The existing garage and driveway will remain unchanged.
- The existing walls and fences on-site are proposed to remain unchanged, including the existing block wall located along Bonita Drive.

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

- The 600 square-foot addition to the existing one-story house will be located approximately 11 feet from the street side property line, is appropriate and in-keeping with the neighborhood average, and will not have an overwhelming presence facing the street.
- The overall height of the building is and will remain approximately 16'-6". The maximum allowed is 25 feet for this zone.
- The roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The facades are appropriately articulated through setbacks, fenestration, hipped roof design and breaks in the wall(s).
- The addition is essentially an extension of the existing roof ridge at the rear of the house. The proposed low-profile massing of the addition is compatible with the existing house and its overall height of 16'-6" which will be maintained as part of the project. The proposal is compatible with the height and massing of nearby houses on the same side of the street.
- Building articulation and overall massing and scale of the addition help it to blend with the existing house and neighborhood context.

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

- Overall, the applicant's proposed design and detailing is consistent with the existing Traditional style of the residence through the use of materials, windows, and colors.
- The entryway is existing and will remain unchanged as part of the proposal.
- All new windows will be aluminum, block frame, and feature a hung operation that is consistent with the traditional style. The windows will be recessed into the wall opening with wood sills and frames.
- The extension of the existing roof ridge and building form maintains the design, and is complementary to the Traditional style of the house.
- New stucco color throughout (gray color), a new composition shingle roof in a dark gray color with white windows provides an appropriate and simple contrast. The stucco finish has not been identified on the plans, Staff is recommending a condition of approval that the stucco finish be identified on the plans and should be a smooth finish to match the existing conditions.

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. **Consider adding landscape, such as vines or plantings, in front of the existing block wall along the street-side.**

   Based on the plans submitted, the area in front of the existing block wall facing Bonita Drive is public right-of-way. Should the property owner consider the addition of landscape or any other modifications in this area they are advised to contact the Public Works Engineering Division, who has the authority over public right-of-way.

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 **October 14, 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

JP:KA:ve

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

Meeting/Decision Date: September 29, 2016	**Address:** 1600 Camulos Avenue
Review Authority: ☐DRB ☒ADR ☐HPC ☐CC	**APN:** 5614-014-022
Case Number: PDR 1611196	**Applicant:** Leon Barzegar
Prepared By: Vista Ezzati, Planning Assistant	**Owner:** Peter Sabounjian

Project Summary
The applicant is proposing to add 600 square-feet to an existing one-story, 1,395 square-foot single-family house (originally constructed in 1945) on a 9,000 square-foot lot located in the R1 (FAR District I) zone. The addition will be located to the rear and face Bonita Drive.

The proposed work includes:

- Construction of a 600 square-foot addition at the rear of the house (bedrooms and bathrooms) facing Bonita Drive.
- New stucco for the existing house and the addition in a gray color.
- New composition shingle roofing material for the existing house and the addition in a dark gray color.
- New aluminum windows on the addition (white) and a new kitchen window along the front elevation facing Camulos Avenue.

Existing Property/Background

Originally developed in 1945, the project site is a 9,000 square-foot corner lot with a regular, rectangular shape, and flat terrain. The site is located on the southeast corner of Camulos Avenue and Bonita Drive. The property is currently developed with a one-story, 1,395 square-foot single-family house with a detached 400 square-foot garage. The existing detached garage access is from Bonita Drive from an existing driveway which will remain. New colors and materials are proposed for the house, including new stucco finish, new roofing, and new windows for the addition. The proposed addition will be located at the rear of the house and includes a new master bedroom/bath suit, an enlarged bedroom/bath, and closets. In addition, the existing kitchen window will be replaced. There are two large oak trees located within 20-feet of the site in the City's parkway along Camulos Avenue and Bonita Drive.

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	8,712 sq.ft.	7,310 sq.ft to 13,500 sq.ft.	9,000 sq.ft.
Setback	6 feet along street side	1 ft. to 10 ft.	41 feet 8 inches (front) & 11 feet (street side).
House size	1,974 sq.ft.	1,338 sq.ft. to 3,144 sq.ft.	1,995 sq.ft.
Floor Area Ratio	0.23	0.16 to 0.34	0.22
Number of stories	83% one story	1 and 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

☐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

The existing garage and driveway will remain unchanged in their current location with the exception that new stucco color and roof material may be incorporated to match the house.

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 600 square-foot addition, located towards the rear of the existing house, will modify the existing building footprint in an appropriate manner.
- The existing front setback will remain unchanged at 41'-8". The new street side setback for the new addition will be 11'-0", and there will be a 6'-2" interior setback along the east side of the addition that is in line with the rest of the house.
- The 11-foot street side setback is appropriate and in-keeping with the neighborhood average.
- The existing garage and driveway will remain unchanged.
- The existing walls and fences on-site are proposed to remain unchanged, including the existing block wall located along Bonita Drive.

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 600 square-foot addition to the existing one-story house will be located approximately 11 feet from the street side property line, is appropriate and in-keeping with the neighborhood average, and will not have an overwhelming presence facing the street.
- The overall height of the building is and will remain approximately 16'-6". The maximum allowed is 25 feet for this zone.
- The roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The facades are appropriately articulated through setbacks, fenestration, hipped roof design and breaks in the wall(s).
- The addition is essentially an extension of the existing roof ridge at the rear of the house. The proposed low-profile massing of the addition is compatible with the existing house and its overall height of 16'-6" which will be maintained as part of the project. The proposal is compatible with the height and massing of nearby houses on the same side of the street.
- Building articulation and overall massing and scale of the addition help it to blend with the existing house and neighborhood context.

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

There are no building permits issued for the existing windows facing the street. The existing windows have internal grids (muntins), which do not comply with the City's Window Design Guidelines. A condition will be added to require that the existing and new windows facing and/or visible from any street, shall not have internal grids and shall comply with the City's Window Design Guidelines.

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

Clearly show all existing and proposed gutters and downspouts on the plans and elevations. In addition, a new paved area in the interior setback area along the east side of the property next to the addition identifies the location for a/c compressor and miscellaneous storage. However, outdoor storage in the interior setback is not allowed.

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:

- Overall, the applicant's proposed design and detailing is consistent with the existing Traditional style of the residence through the use of materials, windows, and colors.
- The entryway is existing and will remain unchanged as part of the proposal.
- All new windows will be aluminum, block frame, and feature a hung operation that is consistent with the traditional style. The windows will be recessed into the wall opening with wood sills and frames.
- The extension of the existing roof ridge and building form maintains the design, and is complementary to the Traditional style of the house.
- New stucco color throughout (gray color), a new composition shingle roof in a dark gray color with white windows provides an appropriate and simple contrast. The stucco finish has not been identified on the plans, Staff is recommending a condition of approval that the stucco finish be identified on the plans and should be a smooth finish to match the existing conditions.

Recommendation / Draft Record of Decision

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

Conditions

1. That the existing unpermitted windows with internal grids (muntins) be legalized and replaced to comply with the City's Window Design Guidelines.
2. All new windows to comply with the City's Windows Guidelines including but not limited to style, operation, muntins, details, etc.
3. Clearly show the height of the existing house and proposed addition on the elevations.
4. The stucco finish should be identified on the plans and should be a smooth finish to match the existing conditions.
5. That any proposed outdoor storage in the interior setback area be relocated in an enclosed building (e.g., gardening tools, pots, etc.).
6. Identify all downspouts and gutters on plans and elevations for staff review and approval.

Attachments

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