

November 9, 2016

Anet Minasian
2255 Honolulu Ave, # 1A
Montrose, CA 91020

**RE: 1446 BELLEAU ROAD
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1624342**

The Director of Community Development will render a final decision on or after **November 28, 2016**, for the following project:

PROJECT DESCRIPTION: The applicant is proposing to add an approximately 1,029 square-foot one-story addition to the sides and rear of an existing one-story 1,953 square-foot single-family residence on a 15,550 square-foot lot, zoned R1R, Floor Area Ratio District II. The addition will match the existing house in terms of architectural style and materials.

STAFF RECOMMENDATION: APPROVE

For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or ababakhani@glendaleca.gov.

Comments must be received prior to **November 28, 2016**, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,


Aileen Babakhani
Planning Assistant

Cc:file/owner

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

Meeting/Decision Date: November 28, 2016	Address: 1446 Belleau Road
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5659-012-009
Case Number: PDR 1624342	Applicant: Anet Minasian
Prepared By: Aileen Babakhani	Owner: Giverg Najarian

Project Summary

The applicant is proposing to add an approximately 1,029 square-foot one-story addition to the sides and rear of an existing one-story 1,953 square-foot single-family residence on a 15,550 square-foot lot, zoned R1R, Floor Area Ratio District II. The addition will match the existing house in terms of architectural style and materials.

The proposed work includes:

- Construction of an 833 square-foot one-story addition at the side and rear of the residence. The addition wraps the northeast corner of the residence and includes a new family room, master bedroom, and master bathroom.
- Construction of a 196 square-foot pantry and storage room addition at the west side of the residence.
- Interior remodeling.

Existing Property/Background

The project site is a 15,550 square-foot flat lot. The flag shaped lot has an access of approximately 117-foot long driveway from Belleau Road. The existing 1,953 square-foot single-family residence is not visible from Belleau Road. The new additions are proposed at the east and west side of the residence. A portion of the addition extends to the rear of the residence (northeast). The residence has an existing attached two-car garage and there are no proposed changes to the garage or driveway.

Staff Recommendation

- Approve Approve with Conditions Return for Redesign Deny

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	10,989 sq.ft.	1,886 to 19,620 sq.ft.	15,550 sq.ft.
Setback	47'-6"	130' to 16'	130'
House size	3,432 sq.ft.	1,745 to 19,699 sq.ft.	2,982 sq.ft.
Floor Area Ratio	0.32	0.08 to 1.0	0.12
Number of stories	1.09	1 to 2 stories (90% of homes are one-story)	one-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
- Alteration of landform minimized

Yards and Usable Open Space

- yes n/a no

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized
- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

- yes n/a no

If "no" select from below and explain:

- Consistent with predominant pattern on street

- Compatible with primary structure
- Permeable paving material
- Decorative paving

There are no proposed changes to the existing attached two-car garage and driveway.

Landscape/Hardscape Design

- yes n/a no

If "no" select from below and explain:

- Complementary to building design and surrounding site
- Maintain existing trees when possible
- Appropriately sized and located
- Maximize permeable surfaces

- Stormwater runoff minimized

There are no proposed changes to the existing landscape/hardscape.

Walls and Fences

- yes n/a no

If "no" select from below and explain:

- Front yard maintains sense of openness
- Appropriate style/color/material
- 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 proposed additions at the sides (east and west) and at the rear of the existing single-story residence will not alter the site planning of the lot.
- The 833 square-foot addition infills the existing recessed portion at the northeast corner of the residence and maintains the existing interior setback at the east side.
- The 196 square-foot addition at the west side of the house infills a notch behind the garage and retains the existing interior setback on the west side.

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
- 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 landform 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 overall 1,029 square-foot addition's roof (cross-gabled roof), building mass, and proportion are consistent with the existing volume of the house and surrounding neighborhood.
- The new roofs are consistent with the existing roof form.
- There is no change to the overall 14'-4" building height.

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

The front facade and entryway remain unchanged.

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

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

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:

- The proposed architectural style and details including wood fascia, rafter tails, overhang eaves, stone veneer wainscot, and proposed stucco finish on the walls are consistent with the existing residence.
- The new asphalt shingles will match the existing shingles.
- New vinyl windows will be sliders to match the existing window type and operation.

Recommendation / Draft Record of Decision

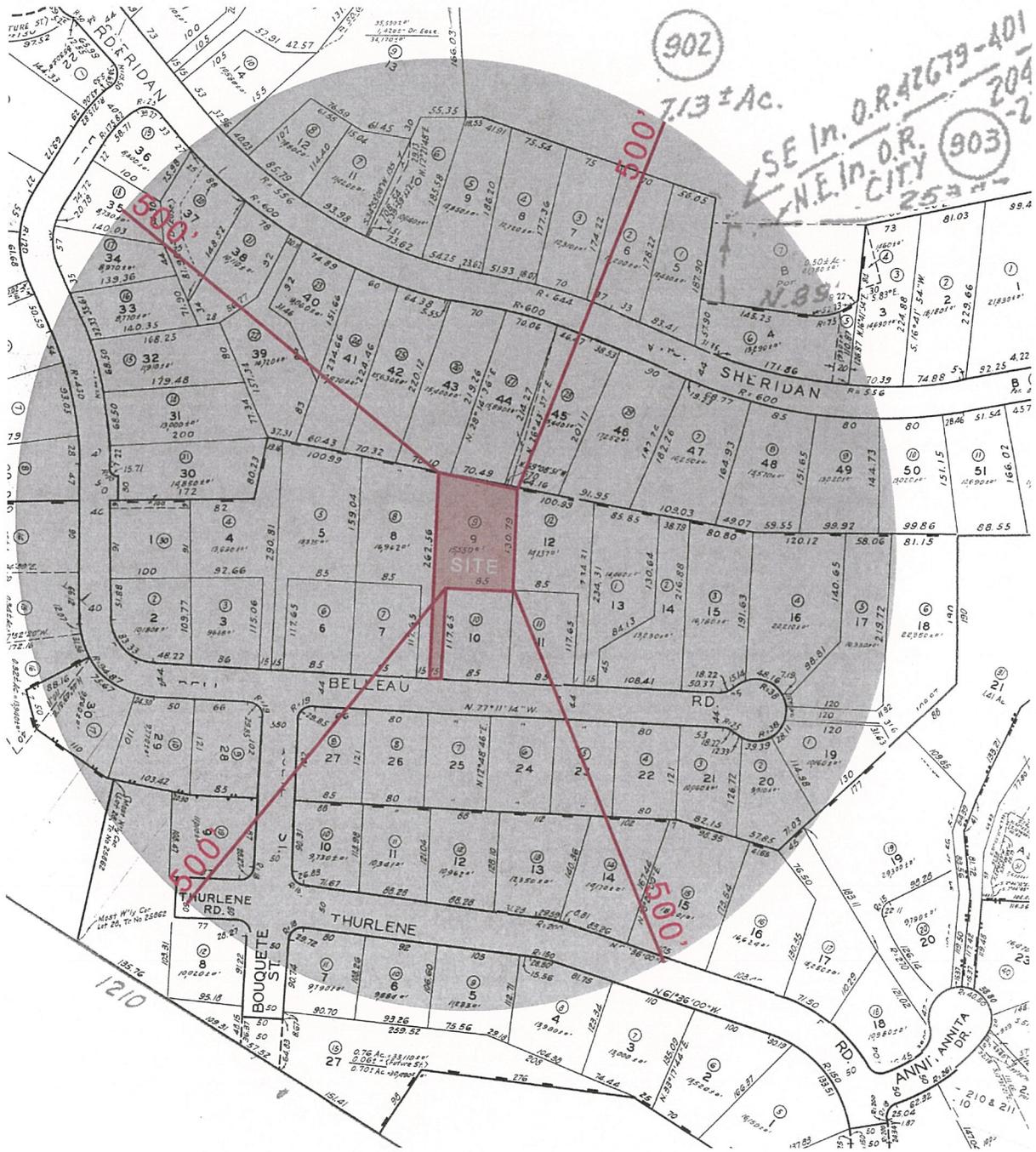
Based on the above analysis, staff recommends **approval** of the project.

Attachments

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

DRAFT

PROJECT: 1446 BELLEAU RD.
500' LOCATION MAP: SCALE 1:200



MALEKIAN + ASSOCIATES
2255 HONOLULU AVE. MONTROSE 91020 818.249.5522

NEIGHBORHOOD KEY

Key	Address	Sq. Ft. Lot	Sq. Ft.	F/A %	Stories	Set Back	Roof	
Subject Property	1446 Belleau Rd.	15,550	1,953	12.56%	1	130'	asphalt shingles	EXISTING
		15,550	1,029	7%	1		asphalt shingles	PROPOSED
1	1442 Belleau Rd.	10,000	1,862	18.62%	1	28	asphalt shingles	
2	1436 Belleau Rd.	10,000	2,940	29.40%	1	28	asphalt shingles	
3	1432 Belleau Rd.	10,137	1,862	18.37%		126	asphalt shingles	
4	1430 Belleau Rd.	14,460	1,862	12.88%		83	asphalt shingles	
5	1424 Belleau Rd.	13,830	2,159	15.61%	1	20	asphalt shingles	
6	1420 Belleau Rd.	16,780	1,862	11.10%	1	25	asphalt shingles	
7	1421 Belleau Rd.	10,060	1,926	19.15%	1	32	asphalt shingles	
8	1425 Belleau Rd.	9,680	1,862	19.24%	1	23	asphalt shingles	
9	1431 Belleau Rd.	9,680	2,465	25.46%	1	23	asphalt shingles	
10	1437 Belleau Rd.	9,680	2,559	26.44%	1	22	asphalt shingles	
11	1443 Belleau Rd.	9,680	19,699	203.50%	1	23	asphalt shingles	
12	1451 Belleau Rd.	9,680	1,862	19.24%	1	23	asphalt shingles	
13	1455 Belleau Rd.	10,285	1,745	16.97%	1	16	asphalt shingles	
14	1461 Belleau Rd.	10,285	3,378	32.84%	2	16	asphalt shingles	
15	1470 Belleau Rd.	9,668	1,862	19.26%	1	28	asphalt shingles	
16	1464 Belleau Rd.	13,630	2,402	17.62%		126	asphalt shingles	
17	1462 Belleau Rd.	18,375	2,862	15.58%		126	asphalt shingles	
18	1458 Belleau Rd.	1,886	1,886	100.00%	1	28	asphalt shingles	
19	1450 Belleau Rd.	19,620	1,745	8.89%	2	28	asphalt shingles	

NEIGHBORHOOD KEY

20	1448 Belleau Rd.	10,000	1,862	18.62%		126	asphalt shingles	
							asphalt shingles	
Neighborhood Average		10,989	3432	32.44%	1.076923	47.5		

SITE: 1446 BELLEAU RD.



MALEKIAN + ASSOCIATES
2255 HONOLULU AVE. MONTROSE 91020 818.249.5522



1. 1442 Belleau Rd.



2. 1436 Belleau Rd.

3. 1432 Belleau Rd.(NOT VISIBLE FROM STREET)

4. 1430 Belleau Rd.(NOT VISIBLE FROM STREET)



5. 1424 Belleau Rd.



6. 1420 Belleau Rd.



7. 1421 Belleau Rd.



8. 1425 Belleau Rd.



9. 1431 Belleau Rd



10. 1437 Belleau Rd



11. 1443 Belleau Rd



12. 1451 Belleau Rd



13. 1455 Belleau Dr.



14. 1461 Belleau Dr.



15. 1470 Belleau Dr.

16. 1464 Belleau Dr. (NOT VISIBLE FROM STREET)

17. 1462 Belleau Rd.(NOT VISIBLE FROM STREET)



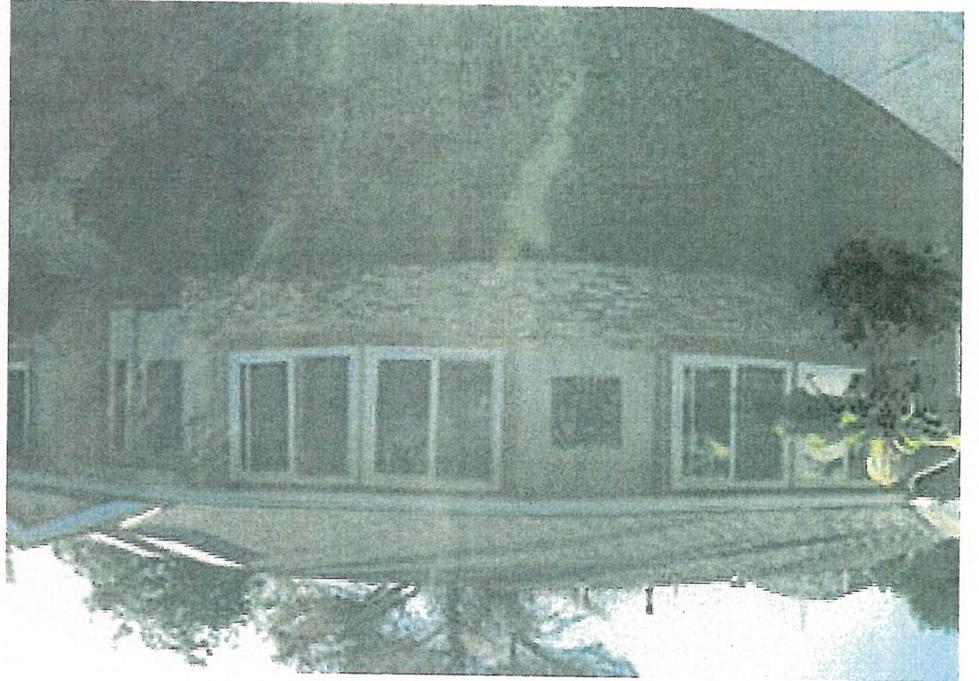
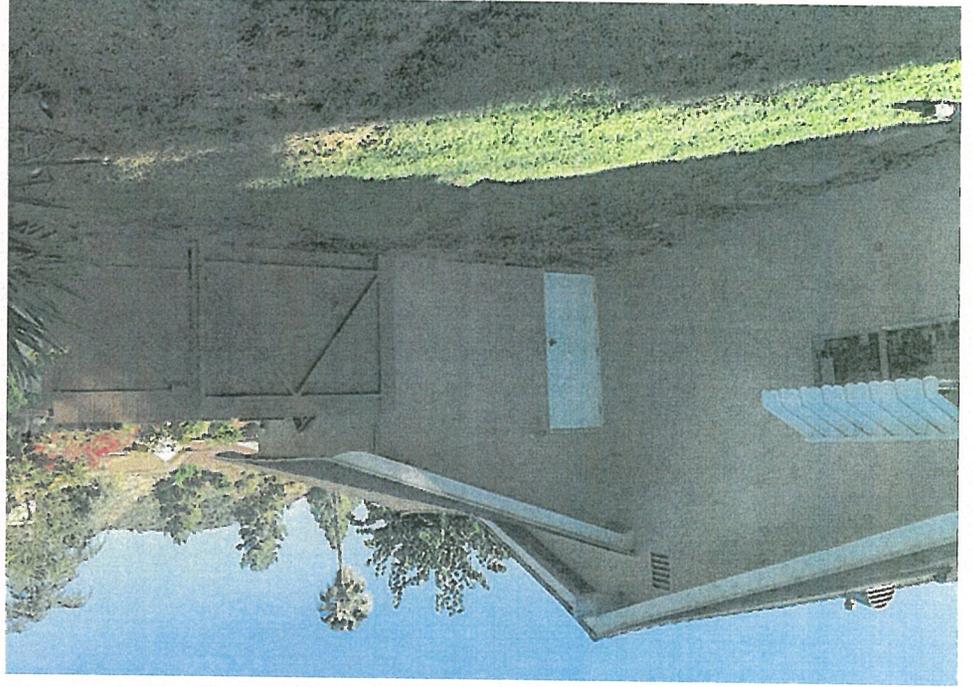
18. 1458 Belleau Rd.

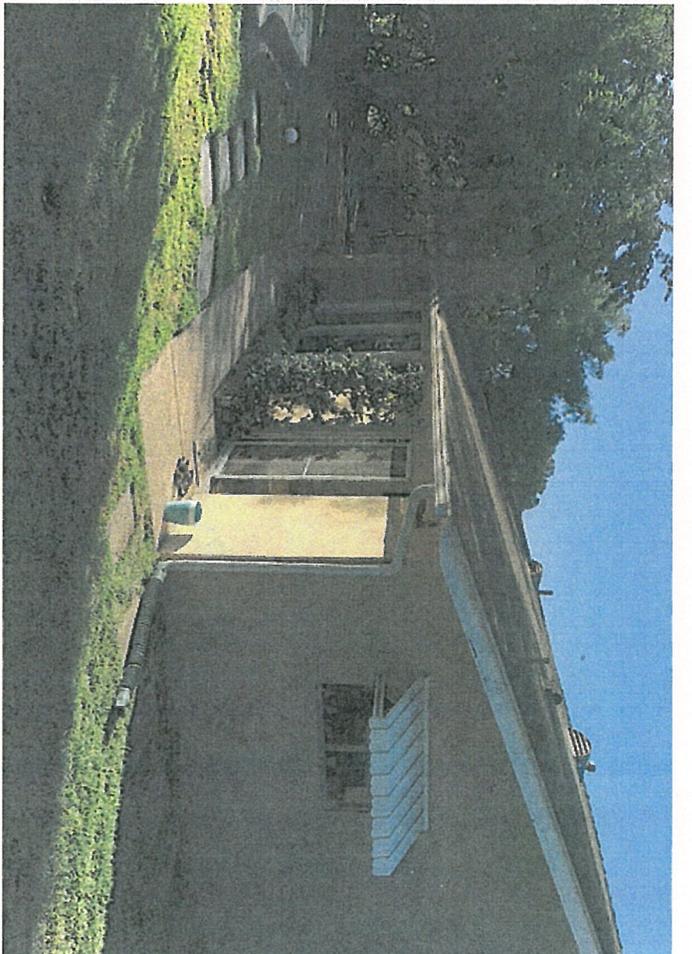
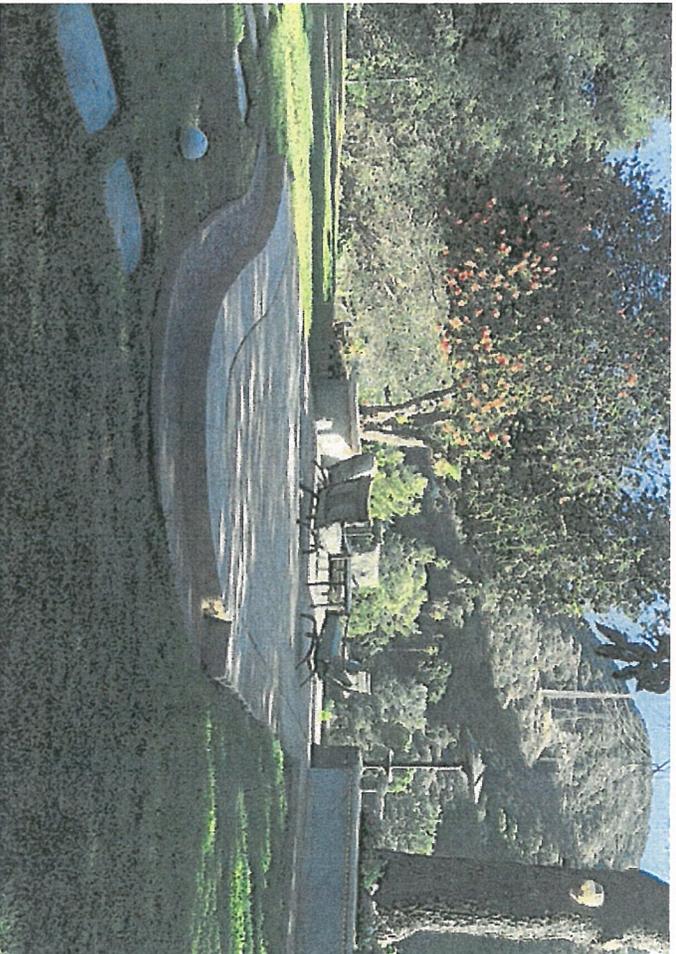
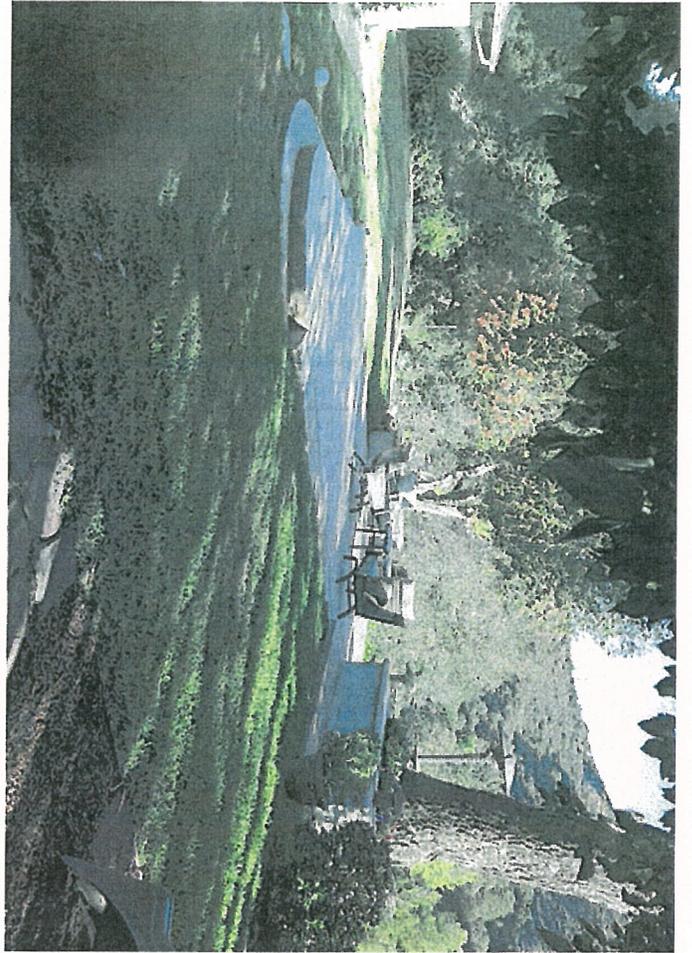
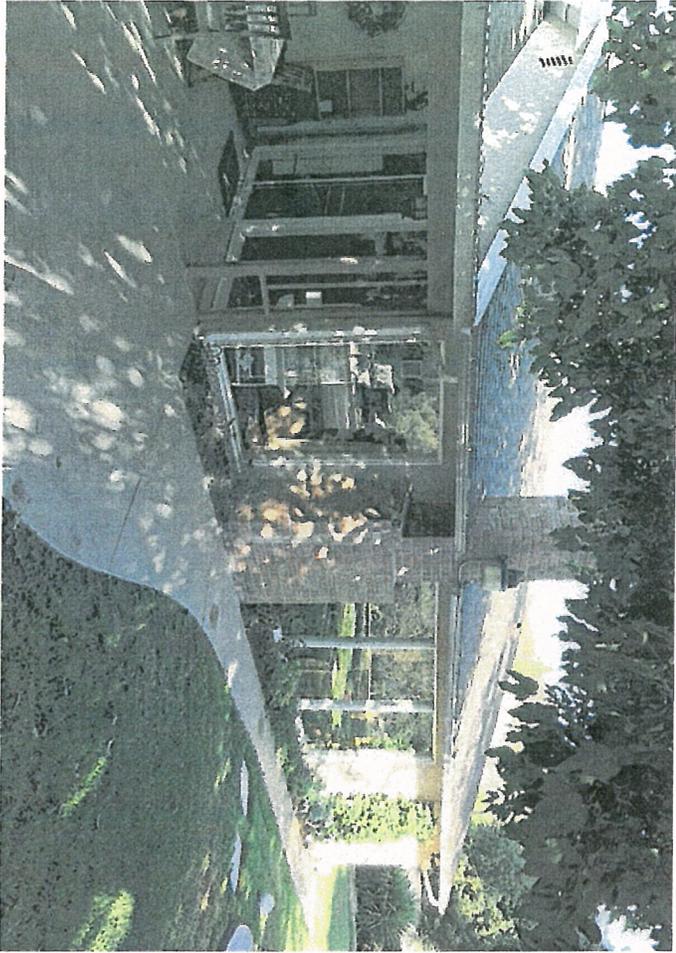


19. 1450 Belleau Rd.

20. 1448 Belleau Rd. (NOT VISIBLE FROM STREET)

1446 Belleau Rd.





1446 Bellvue Rd.



PROPOSED ADDITION OF AN EXISTING SINGLE STORY RESIDENCE

1446 BELLEAU ROAD
GLENDALE, CA 91206

MR EDWIN NAJARIAN
MR. EDWIN NAJARIAN

PROJECT DATA

PROJECT ADDRESS	1446 BELLEAU ROAD GLENDALE CA 91206							
ZONE :	R1R DISTRICT II							
APN :	5659012009							
LEGAL DESCRIPTION :	TRACT #25021 LOT 9							
AREA OF LOT :	15,550 S.F.							
MAX. ALLOWABLE F.A.R. :	$10,000 \times .40 = 4,000 \text{ S.F.}$ $5,550 \times .10 = 555 \text{ S.F.}$ 4,555 S.F.							
PROPOSED F.A.R. :	<table border="0"> <tr> <td>FLOOR AREA</td> <td>1,953 S.F.</td> </tr> <tr> <td>EXISTING</td> <td>1,029 S.F.</td> </tr> <tr> <td>AREA ADDITION</td> <td>2,982 S.F. > 4,555 S.F.</td> </tr> </table>		FLOOR AREA	1,953 S.F.	EXISTING	1,029 S.F.	AREA ADDITION	2,982 S.F. > 4,555 S.F.
FLOOR AREA	1,953 S.F.							
EXISTING	1,029 S.F.							
AREA ADDITION	2,982 S.F. > 4,555 S.F.							
MAXIMUM ALLOWABLE LOT COVERAGE:	15,550 S.F. x .40 = 6,220 S.F.							
PROPOSED LOT COVERAGE:	2,982 S.F. < 6,220 S.F.							
MAXIMUM HEIGHT ALLOWED:	MAX. 2 STORIES OR 32'-0" HIGH PLUS 3 FT. FOR MIN. ROOF PITCH (3) FT. VERTICAL IN (12) FT. HORIZONTAL							
EXISTING HEIGHT:	(+/-) 14'-4" (NO CHANGE)							
MINIMUM LANDSCAPE AREA :	40 % MIN. OF THE LOT AREA = 15,550 S.F. X 40% = 6,220							
PROPOSED LANDSCAPE AREA:	11,317 S.F. > 6,220 S.F. (73 %)							

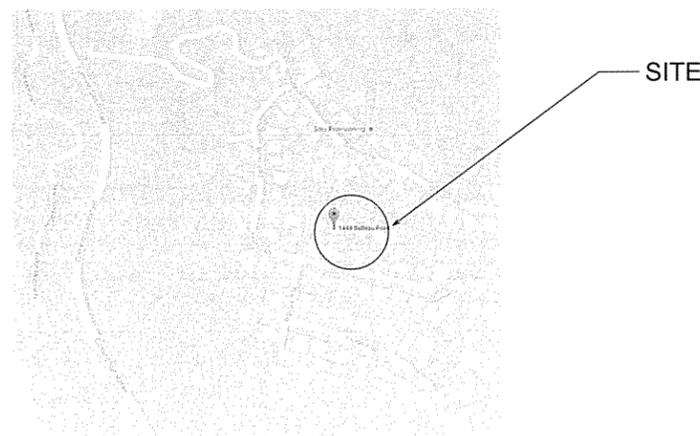
CONSULTANTS

OWNER: MR. EDWIN NAJARIAN
1446 BELLEAU ROAD
GLENDALE, CA 91206

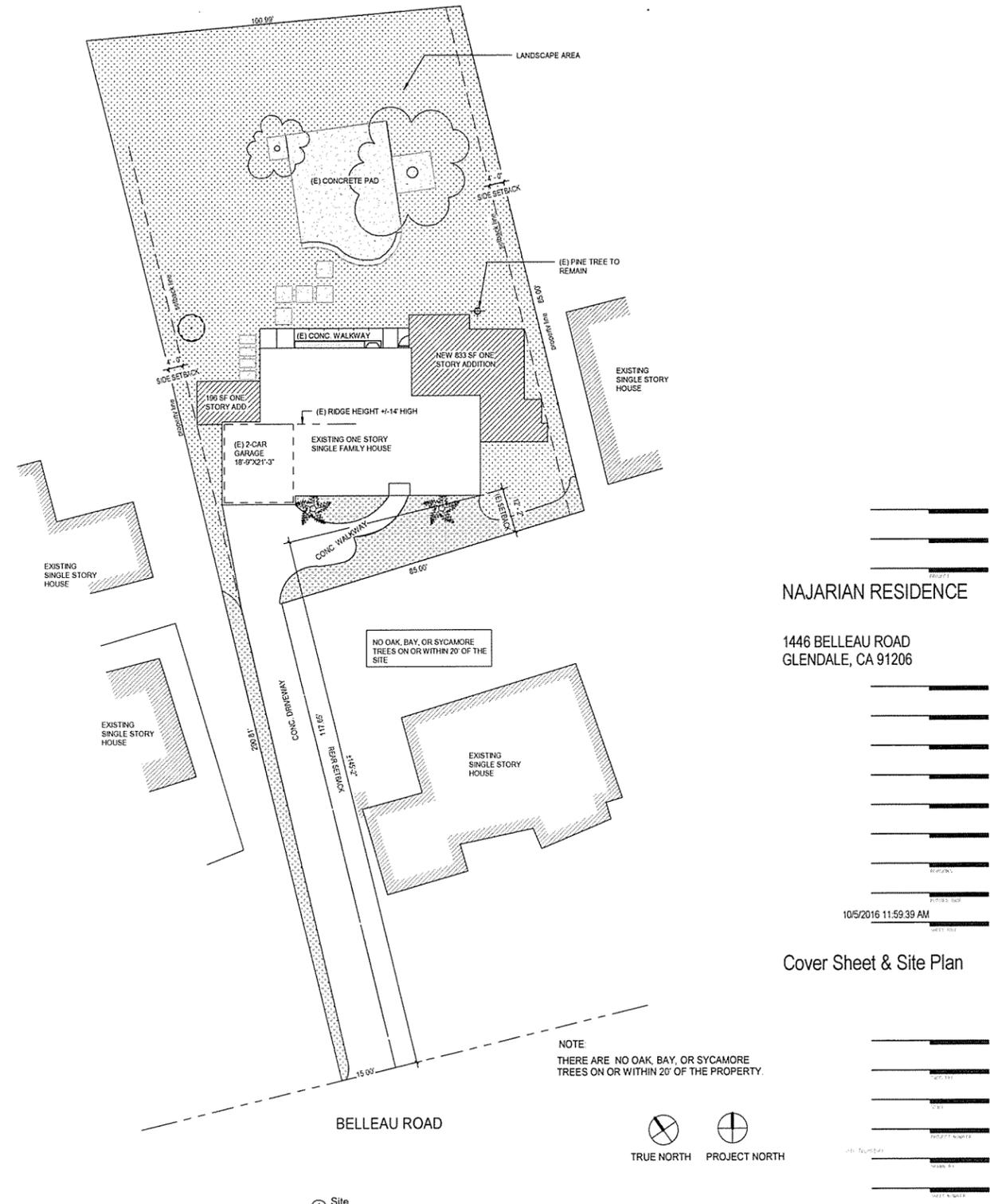
DESIGNER: MALEKIAN + ASSOCIATES
2255 HONOLULU AVE, SUITE 1A
MONTROSE CA 91020
818-249-5522 Tel.
818-249-5005 Fax.

SHEET INDEX

A1.0 COVER SHEET & SITE PLAN
A2.0 EXISTING & PROPOSED FLOOR PLAN & ROOF PLAN
A3.0 ELEVATIONS
A3.1 COLORED ELEVATION/RENDERINGS AND PHOTOS
A4.0 SECTIONS
A5.0 DOOR & WINDOW SCHEDULE



VICINITY MAP

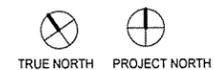


NAJARIAN RESIDENCE

1446 BELLEAU ROAD
GLENDALE, CA 91206

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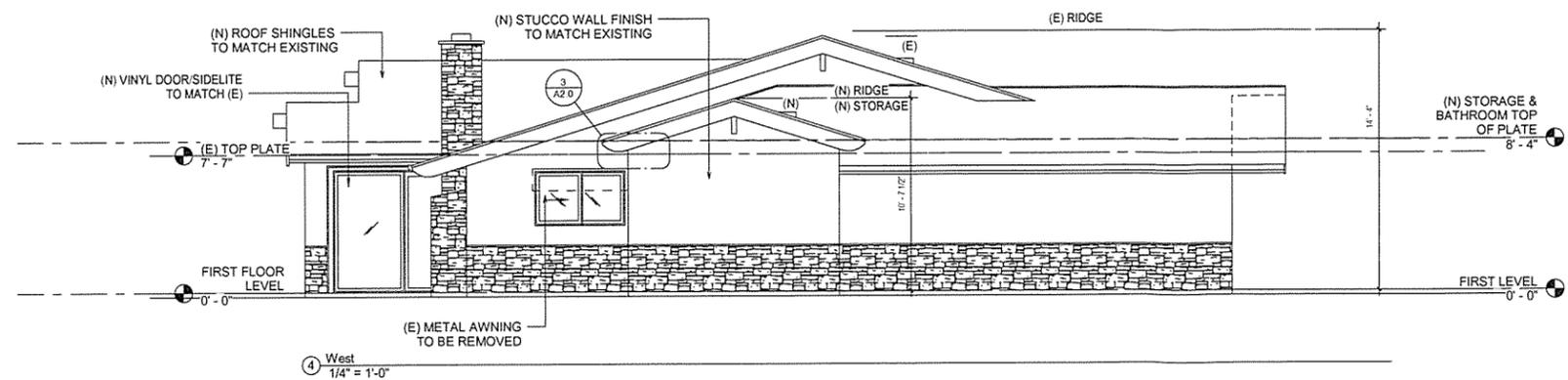
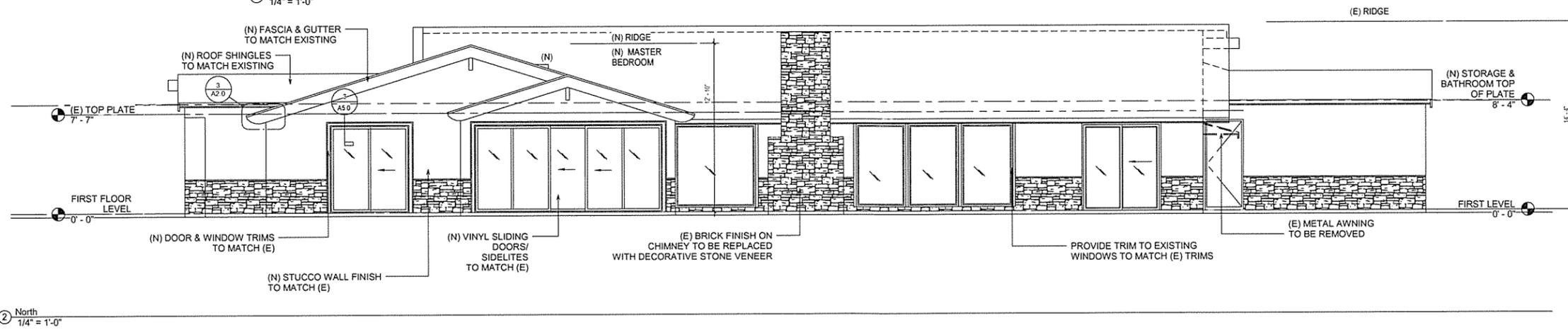
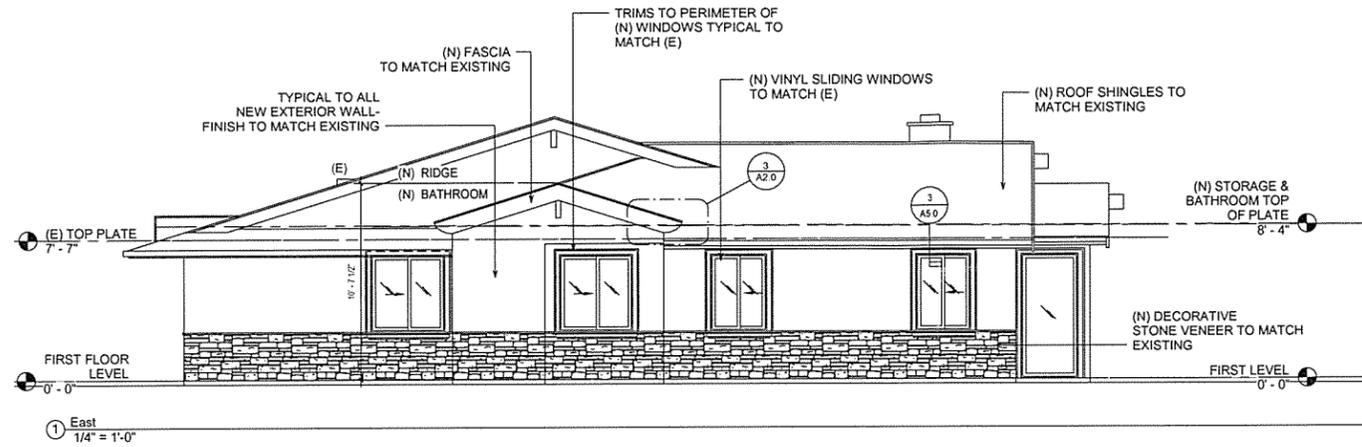
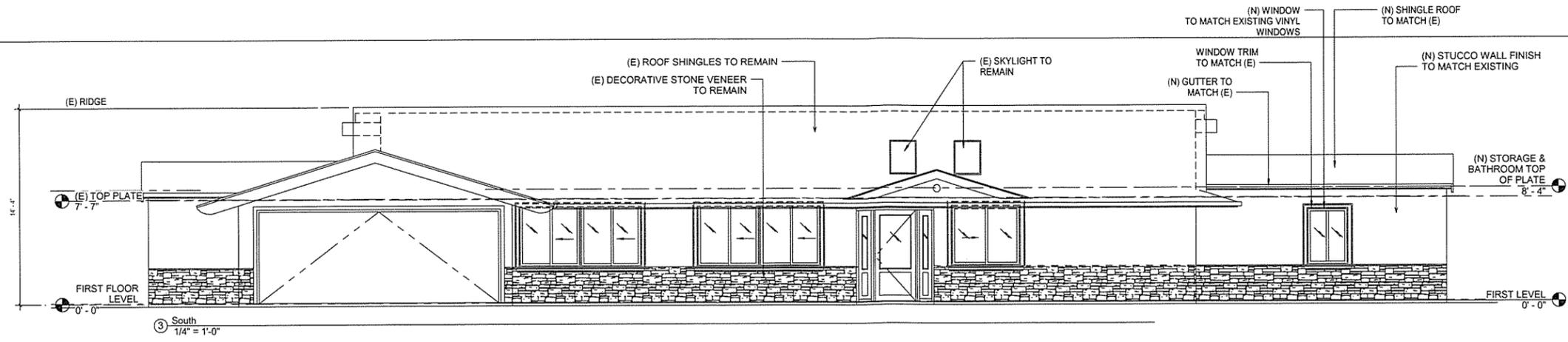
Cover Sheet & Site Plan



① Site
1/16" = 1'-0"

A1.0

MR EDWIN NAJARIAN



NAJARIAN RESIDENCE

1446 BELLEAU ROAD
GLENDALE, CA 91206

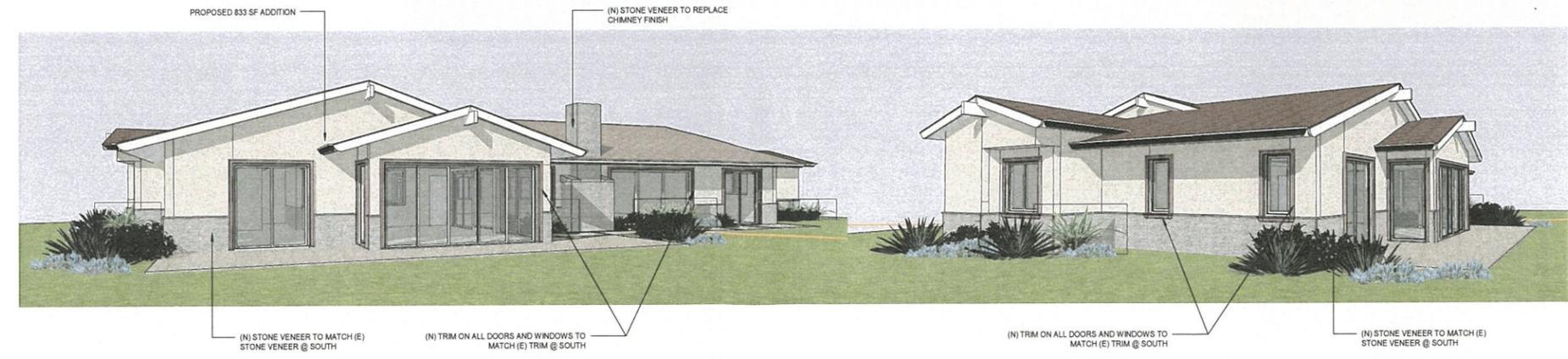
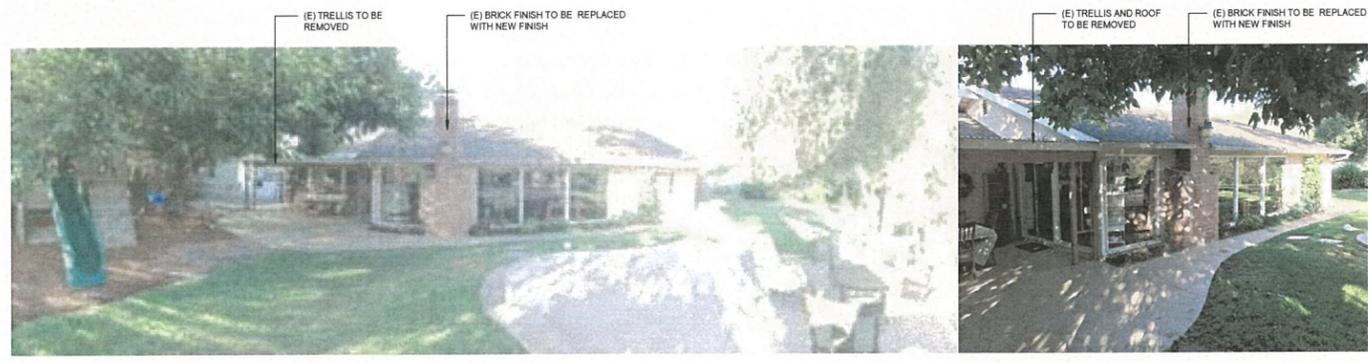
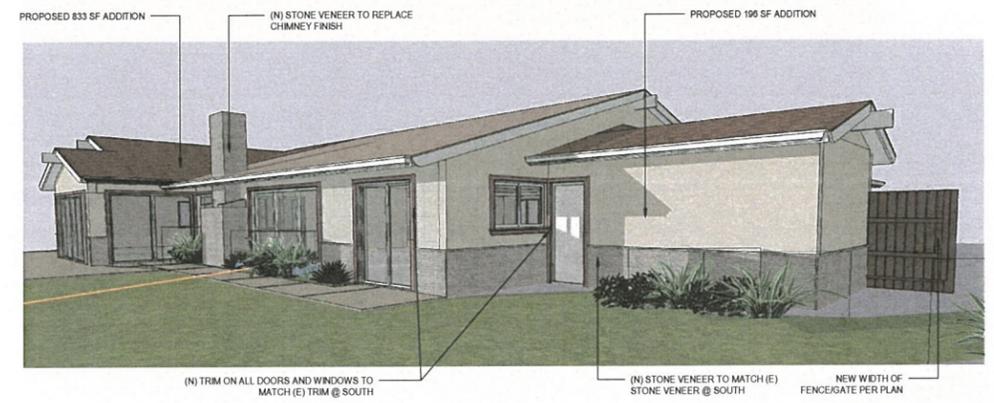
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Elevations

A3.0



EXISTING VIEW @ SOUTH SHOWING CURRENT ARCHITECTURAL STYLE OF THE BUILDING

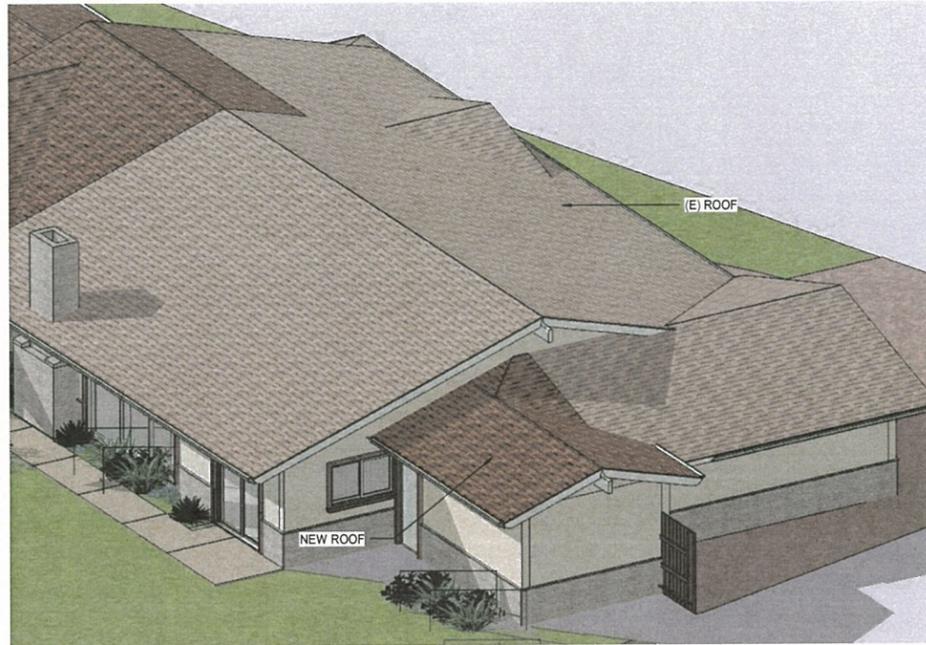


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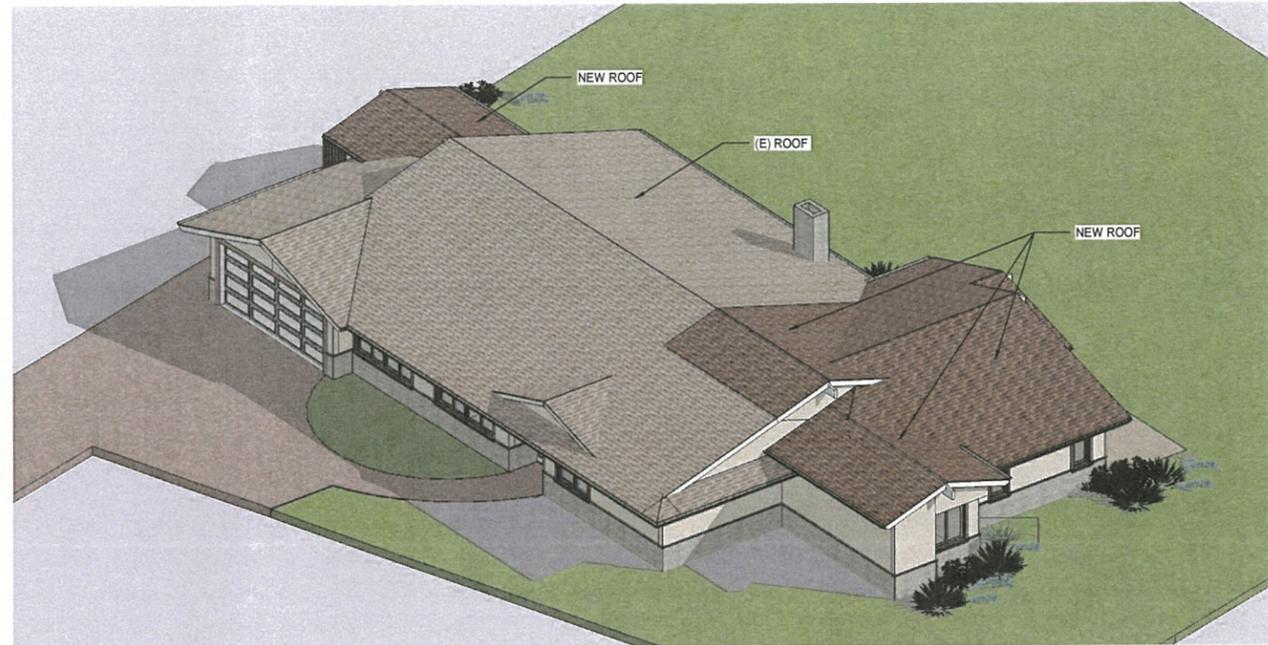
1446 BELLEAU ROAD
GLENDALE, CA 91206

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3D VIEWS



3D VIEW



3D VIEW

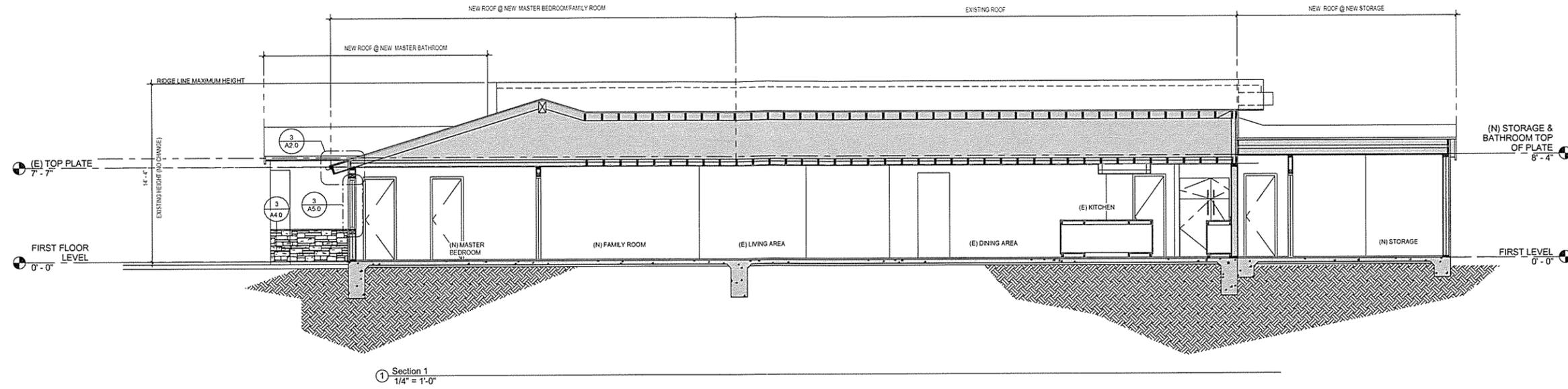


3D VIEW

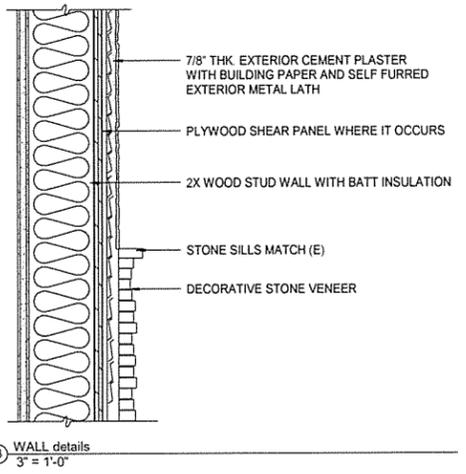
NAJARIAN RESIDENCE

1446 BELLEAU ROAD
GLENDALE, CA 91206

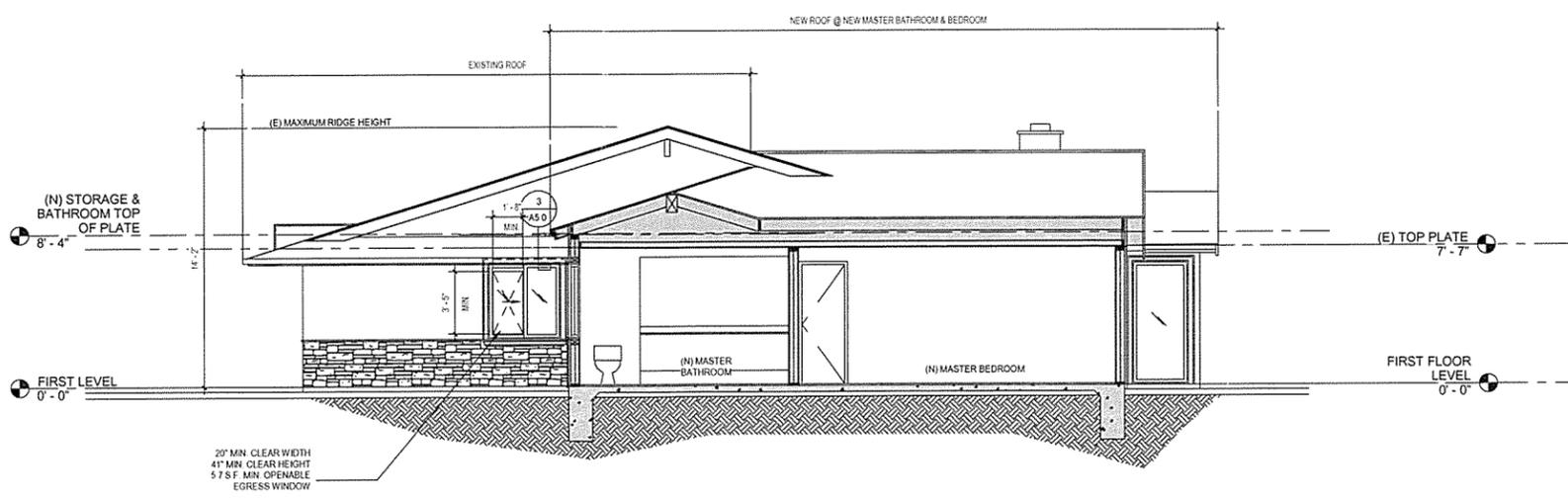
3D VIEWS



1 Section 1
1/4" = 1'-0"



3 WALL details
3" = 1'-0"



2 Section 2
1/4" = 1'-0"

NAJARIAN RESIDENCE

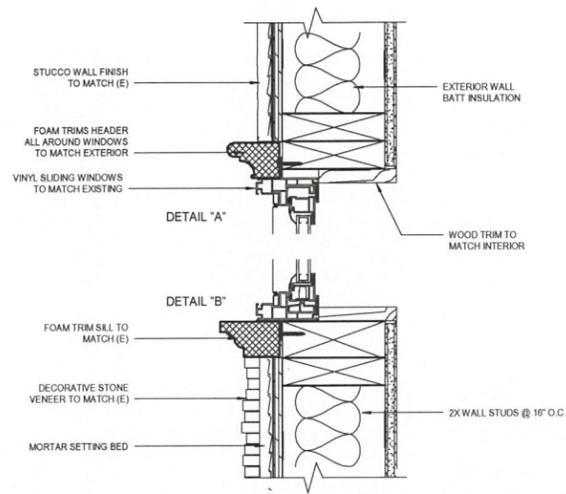
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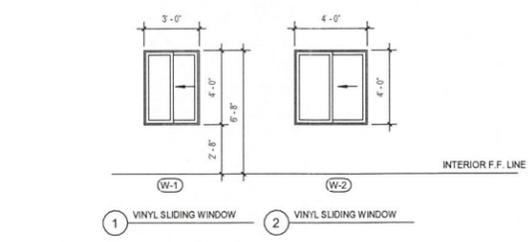
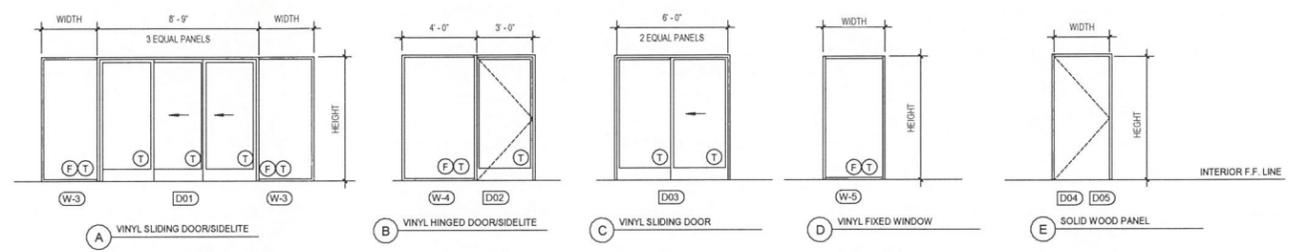
Sections

DOOR SCHEDULE									
DOOR NUMBER	TYPE MARK	QTY.	WIDTH	HEIGHT	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	COMMENTS
D01	A	1	(3) 2'-10"	6'-8"	VINYL	TEMPERED GLASS	VINYL	PRE-FINISHED WHITE	
D02	B	1	3'-0"	6'-8"	VINYL	TEMPERED GLASS	VINYL	PRE-FINISHED WHITE	
D03	C	1	(2) 3'-0"	6'-8"	VINYL	TEMPERED GLASS	VINYL	PRE-FINISHED WHITE	
D04		5	2'-8"	6'-8"	SOLID WOOD PANEL	STAIN GRADE	WOOD	STAIN GRADE	
D05		4	2'-8"	6'-8"	SOLID WOOD PANEL	STAIN GRADE	WOOD	STAIN GRADE	
D06		1	3'-0"	6'-8"	SOLID WOOD PANEL	STAIN GRADE	ALUMINUM	CLEAR ANODIZED	

WINDOW SCHEDULE																		
WINDOW NUMBER	QTY.	(E) W & H	(N) W & H	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET? Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME MATERIAL	EXTERNAL GRID (SID) Y/N	KEEP EXISTING SILL AND FRAME Y/N	BUILD NEW SILL FRAME Y/N	EXISTING EDGE DETAIL	BEDROOM? Y/N	ENERGY EFFICIENT? Y/N	TEMPERED GLASS? Y/N	FIRE HAZARD ZONE? Y/N	
W-1	3	N/A	3'-0" 4'-0"	N/A	VINYL TO MATCH (E)	NO	N/A	SLIDING	VINYL	YES	N/A	YES	N/A	(2) YES (1) N	YES	YES	NO	
W-2	2		4'-0" 4'-0"		VINYL TO MATCH (E)	NO		SLIDING	VINYL	YES		YES		NO	YES	YES	NO	
W-3	2		3'-0" 5'-5"		VINYL	NO		FIXED	VINYL	YES		YES		NO	YES	YES	NO	
W-4	1		4'-0" 5'-5"		VINYL	NO		FIXED	VINYL	YES		YES		NO	YES	YES	NO	
W-5	1		3'-4" 5'-5"		VINYL	NO		FIXED	VINYL	YES		YES		NO	YES	YES	NO	



1 Door & Window Schedule
1/8" = 1'-0"



2 Door & Window Elevations
1/4" = 1'-0"



EXISTING VINYL SLIDING WINDOWS SHOWN FROM SOUTH SIDE OF EXISTING HOUSE

PROVIDE FOAM SILLS TO ALL NEW WINDOWS TO MATCH EXISTING SEE DETAIL "B"

NAJARIAN RESIDENCE

1446 BELLEAU ROAD
GLENDALE, CA 91206

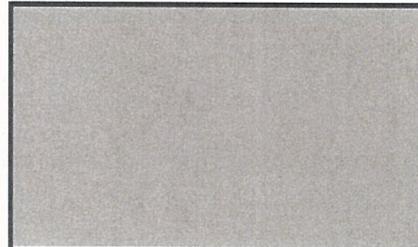
10/5/2016 11:59:44 AM

Door & Window Schedule

MATERIAL BOARD- 1446 BELLEAU ROAD



Certainteed- Landmark TL
Color- Chestnut



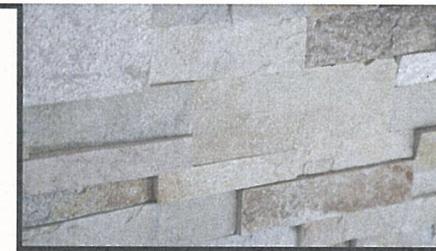
LaHabra Stucco
Color- Trabuco



EXISTING HOME IMAGE WITH EXISTING MATERIALS

Foam Moldings Color to Match (E)

White Vinyl Windows to Match (E)



Norstone - The XL Panel
Color- Aztec

NOTE: ALL MATERIALS SHOULD MATCH EXISTING HOME