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

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<th>Meeting/Decision Date: June 29, 2018</th>
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<td>APN: 5628-003-013</td>
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<td>Case Number: PDR 1801768</td>
<td>Applicant: Anahid Dermedgerchian</td>
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<tr>
<td>Prepared By: Villa Zematalis, AICP,</td>
<td>Owner: Anahid Dermedgerchian and Robert</td>
</tr>
<tr>
<td>Senior Planner</td>
<td>Shahbazi</td>
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Project Summary
To add 621 square feet (SF) to an existing one-story, 1,354 SF single-family dwelling (originally constructed in 1936), located on an approximately 8,808 SF, corner lot in the R1 (Floor Area District I) zone. The addition includes a 289 SF addition to the side street façade facing Olmstead Drive and a 322 SF addition at the rear. The addition will match the architectural style of the existing residence.

Existing Property/Background
The project site is an approximately 8,808 SF, corner lot in the northwest portion of the city, with frontage on Graynold Avenue and Olmstead Drive. The lot is somewhat rectangular in shape and relatively flat topography. Originally developed in 1936, the site features a one-story, 1,354 SF single-family dwelling with a detached two-car garage accessed from Olmstead Drive. Currently, there is an enclosed porch (done without permits) at the rear of the residence, which will be demolished and replaced with a 322 SF addition.

Staff Recommendation
☐ Approve  ☑ Approve with Conditions  ☐ Return for Redesign  ☐ Deny

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 because the proposed addition to the existing structure will not result in an increase of more than 2,500 square-feet of floor area.
☐ 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 because
☐ 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:

<table>
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<tr>
<th></th>
<th>Average of Properties within 300 linear feet of subject property</th>
<th>Range of Properties within 300 linear feet of subject property</th>
<th>Subject Property Proposal</th>
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<tr>
<td>Lot size</td>
<td>7,845 SF</td>
<td>4,700 SF - 12,632 SF</td>
<td>6,808 SF</td>
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<td>Setback</td>
<td>26 FT</td>
<td>10 - 37 FT</td>
<td>25 FT</td>
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<td>House size</td>
<td>1,786 SF</td>
<td>1,407 - 2,447 SF</td>
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<td>0.25</td>
<td>0.14 to 0.39</td>
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<td>Number of stories</td>
<td>1-story</td>
<td>All surrounding houses are 1-story</td>
<td>1-story</td>
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### 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

- **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

- **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 additions to the existing house will modify the building footprint in an appropriate manner. The existing single-family house is centrally sited on a corner lot. A 299 SF addition (house extension) is proposed to the side street façade facing Olmstead Drive for a kitchen extension and new bath/laundry, and a 322 SF addition at the rear for a den extension, where it will fill in the U-shaped space, in conjunction with the replacement of an unpermitted patio enclosure.
- The existing street front setback along Graynold Avenue will remain unchanged at 25 feet. The new street side setback along Olmstead Drive for the addition will be 6'-5½", which complies with the six-foot minimum side street setback per the Zoning Code. The house will still be set further back from the side property line along Olmstead Drive than the existing garage.
- The existing detached, two-car garage (facing Olmstead Drive) and driveway will remain unchanged.
- The majority of the existing landscaping on-site will remain, and any new landscaping along Olmstead Drive adjacent to the new addition should be drought tolerant.

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 wall 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 proposed one-story additions to the existing one-story house appear appropriately sized and scaled, and will not result in an overwhelming presence on the corner lot facing the two streets.
- The facades are articulated as seen in the slight changes in plane, fenestration pattern, and hipped/gabled roof design. The addition fronting Olmstead features an offset in horizontal plane to provide a bit of relief and interest to an otherwise boxy form.
- The addition at the side of the residence features an extension of the existing, 5:12 side gabled roof ridge, and a new 3:12 gabled roof form facing Olmstead. The Infill addition at the rear has a new 4:12 gable that does not project above the front side gable and will not be visible from Graynold Avenue. While the proposed roof pitches are different, the overall roof form works, given that the additions do not extend above the existing, highest ridge. The proposed low-profile massing of the additions are compatible with the existing house.
- The overall height will be 13'-4", given the slight drop-off in the building pad along Olmstead Drive, but the height of the one-story house will appear unchanged from Graynold Avenue.
- The one-story building mass and proportions are consistent with the existing house and surrounding neighborhood, where all of the homes in the survey area are one-story.

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

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:

- Overall, the applicant’s proposed design and detailing is consistent with the existing Traditional style of the residence through the use of materials (stucco, composition shingles, wood fascia) and colors.
- All new windows will be vinyl, block frame, and primarily double-hung in operation, consistent with the traditional style. Windows along the south elevations are proposed to be sliders (certain existing slider windows to be re-used). Per the window guidelines, all windows visible from the public right-of-way must be either casement or hung windows, recessed into the wall opening with wood sills and frames, consistent with the Traditional style.
- The extension of the existing roof ridge and building forms maintain the basic design and are complementary to the Traditional style of the house.
Recommendation / Draft Record of Decision

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

**Conditions**

1. That all windows visible from the public right-of-way must be either casement or hung windows, recessed into the wall opening with wood (or equivalent) sills and frames, to be consistent with the Traditional style and existing windows. The plans must include a window detail for windows that reflect the recess, wood frame and sill.
2. Identify all downspouts and gutters on plans and elevations for staff review and approval.
3. Ensure that all detailing be consistent with the existing, including eaves.

**Attachments**

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

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**Neighborhood Average:** 7644.7 1768.0 24.5 1.0 24.9
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Neighborhood Average: 7644.7 | 1766.0 | 24.8 | 1.0 | 24.9
PROJECT SUMMARY

ZONE: R1-B
LEGAL DESCRIPTION: LOT 13 TRACT NO 9401

LOT AREA = 6808 SQ. FT
EXISTING S.F.D. = 1354 SQ. FT
EXISTING 2 CAR GARAGE = 380 SQ.FT
PROPOSED ADDITION = 621 SQ. FT
LOT COVERAGE = 1354 + 299 + 322 + 390 = 2365 / 6808 = 34.7% (MAX 40%)
HARDSCAPE = 1124 SQ. FT=15%
LANDSCAPE = 3328 SQ = 50% (MIN 40%)

EXISTING SITE PLAN

SCALE: 1"=10'

A-1
EXISTING SITE PLAN
A6-A9
EXISTING ELEVATIONS
A-2
PROPOSED SITE PLAN
A10-A13
PROPOSED ELEVATIONS
A-3
EXISTING FLOOR PLAN
A14-A16
SECTIONS
A-4
PROPOSED FLOOR PLAN
A-17
ROOF PLAN
A-5
WINDOW SCHEDULE
A18-A20
COLORED ELEVATIONS
<table>
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<th>WINDOW NO.</th>
<th>DIMENSIONS</th>
<th>EXISTING WIDTH X HEIGHT</th>
<th>NEW WIDTH X HEIGHT</th>
<th>EXISTING MATERIAL</th>
<th>NEW MATERIAL</th>
<th>VISIBLE FROM STREET</th>
<th>EXISTING OPERATION</th>
<th>NEW OPERATION</th>
<th>NEW FRAME TYPE</th>
<th>EXISTING SILL &amp; FRAME</th>
<th>NEW SILL &amp; FRAME</th>
<th>BUILD NEW SILL &amp; FRAME</th>
<th>EXISTING CODE DECTAL</th>
<th>EXISTING CODE SECTIONS</th>
<th>ENERGY EFFICIENCY TYP</th>
<th>TEMPERED GLASS TYP</th>
<th>FIRE FACE INDEX TYP</th>
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</tbody>
</table>

**Window Schedule**

**Design by:** ANAHID DENGEGHICHIAN

**Checked by:** ANAHID DENGEGHICHIAN

**Date:** 06-07-18

**Project Title:** ADDITION TO SINGLE FAMILY HOME

**Owner:** ROBERT SHAHBAZ

**Property Address:** 1461 Granadino Ave, Glendale, CA 91202

**Scale:** A-5

**Sheet 5 of 20**
NOTE LEGEND (SPECIFIC TO ELEVATIONS)

1. 4132 MIN. SLOPE W/1-LAYER TYPE 15 FELT
2. 2138 TO 4132 MIN. SLOPE WITH SELF-SEALING OR HAND-SEALING COMP. SHINGLES W/ 2-LAYERS TYPE 15 FELT
3. DOOR AND WINDOW SIZE, HEIGHTS PER SCHEDULE.
4. ATTIC VENTS W/SCREEN.
5. STUCCO FINISH. MIN. 3/8" THK. 3-COAT PLASTER W/METAL MESH OVER LAPPED CLASS "D" BLODG PAPER.
6. UNDER FLOOR VENTS W/SCREEN.
7. 22"x31" UNDER FLOOR ACCESS

EXISTING SOUTH ELEVATION
NOTE LEGEND (SPECIFIC TO ELEVATIONS):

- 4:12 MIN. SLOPE W/1-LAYER TYPE 15 FELT
- 2:12 TO 4:12 MIN SLOPE W/ SELF-SEALING OR HAND-SEALED
- COMP. SHINGLES W/ 2-LAYERS TYPE 15 FELT
- DOOR AND WINDOW SIZE, HEIGHTS PER SCHEDULE.
- ATTIC VENTS W/SCREEN.
- STUCCO FINISH, MIN. 1/8" THK, 3-COAT PLASTER
- W/ METAL MESH OVER LAPPED GLASS "D" BLOG PAPER.
- UNDER FLOOR VENTS W/SCREEN.
- 2'-5" X 2'-5" UNDER FLOOR ACCESS

- EXISTING WINDOW TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE RELOCATED
- EXISTING STEPS
- EXISTING WOOD FENCE
- EXISTING WATER HEATER
- EXISTING BLOCK WALL
- CONCRETE STEPS
- METAL GATE
- EXISTING WOOD GATE
- EXISTING GARAGE DOOR

EXISTING EAST ELEVATION

SHEET 8 OF 20
NOTE LEGEND (SPECIFIC TO ELEVATIONS)

- COMP. SHINGLES TO MATCH EXISTING
- WINDOW SIZE, HEIGHTS PER SCHEDULE.
- ATTIC VENTS W/SCREEN.
- STUCCO FINISH. MIN. 8" THK. 3-COAT PLASTER W/METAL MESH OVER LAPPED CLASS "D" BLAG PAPER.
- UNDER FLOOR VENTS W/SCREEN.
- VINYL SLIDING DOOR
- NEW ADDITION

PROPOSED WEST ELEVATION
NOTE LEGEND (SPECIFIC TO ELEVATIONS)

- COMP. SHINGLES TO MATCH EXISTING
- WINDOW SIZE, HEIGHTS PER SCHEDULE.
- INDOOR FLOOR VENTS w/ SCREEN.
- STUCCO FINISH: MIN. 1/8" THK., 3-LAYER PLASTER w/METAL MESH OVER LAPPED CLASS "C" BUGG PAPER.
- RELOCATED EXISTING WINDOW
- NEW ADDITION

PROPOSED ELEVATION
LEGEND:

EXISTING

PROPOSED ADDITION

SLOPE OF THE ROOF

NOTE: NO ROOFTOP EQUIPMENT ALLOWED.

ROOF PLAN
ELEVATION KEYED NOTES:
1. COMPOSITION SHINGLE ROOF TO MATCH EXISTING
2. 3/8" STUCCO TO MATCH EXISTING
3. VINYL WINDOWS WITH WOOD TRIM TO MATCH EXISTING
4. IRON GATE
ELEVATION KEYED NOTES:
1. COMPOSITION SHINGLE ROOF TO MATCH EXISTING
2. ¾" STUCCO TO MATCH EXISTING
3. VINYL WINDOWS WITH WOOD TRIM TO MATCH EXISTING
4. VINYL SLIDING DOOR WITH WOOD TRIM
ELEVATION KEYED NOTES:
1. COMPOSITION SHINGLE ROOF TO MATCH EXISTING
2. 3/4" STUCCO TO MATCH EXISTING
3. VINYL WINDOWS WITH WOOD TRIM TO MATCH EXISTING
4. IRON GATE
Window Wood Trim

Atrium Vinyl Double Hung Window (White)

Milgard Vinyl Sliding Door (White)

Milgard Vinyl Sliding Window (White)

Ginger Peachy

Valspar Window Wood Trim Color

Oakridge Shingles Brun Double Color