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

Meeting/Decision Date: June 22, 2018
Address: 1729 Hillside Drive
Review Authority: ☐ DRB ☑ ADR ☐ HPC ☐ CC
APN: 5652-001-015
Case Number: PDR 1806900
Prepared By: Danny Manassarian, Planning Assistant
Applicant: Emilio Verdugo
Owner: Stacy Mines

Project Summary
The applicant is proposing to add 339 SF to the front of an existing 2,433 SF, two-story, single family house on a 14,400 SF lot zoned R1 (District I). The addition will match the existing house in terms of architectural style and materials.

The proposed work includes:
- Addition of 339 SF at the front to provide a new master bedroom and bath;
- Remodeling 231 SF of the existing house

Existing Property/Background
The project site is a 14,400 SF interior lot with 80' frontage on Hillside Drive. The site is developed with a 2,433 SF two-story traditional style, single-family home with a detached 2-car garage, constructed in 1924. The existing lot is relatively flat and has a rectangular shape similar to other properties in the neighborhood.

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.
☐ 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:

<table>
<thead>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>14,632 SF</td>
<td>7,200 - 22,202 SF</td>
<td>14,400 SF</td>
</tr>
<tr>
<td>Setback</td>
<td>29'</td>
<td>15 - 47'</td>
<td>39'</td>
</tr>
<tr>
<td>House size</td>
<td>2,327 SF</td>
<td>1,095 - 3,480 SF</td>
<td>2,772 SF</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.15</td>
<td>0.08 - 0.23</td>
<td>0.23</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1-2</td>
<td>1-2</td>
<td>2</td>
</tr>
</tbody>
</table>

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

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
The minimum landscaping requirement in the R1 zone is 40%, whereas the proposed plans show 36%. A condition of approval is recommended to replace sufficient existing hardscape with new drought tolerant landscape to meet the minimum requirement. Staff to review proposed changes

Walls and Fences
☐ yes ☐ n/a ☐ no
If "no" select from below and explain:
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 addition is located at the west portion of the house, 8'-4" from interior property line. The existing street front setback will remain at 39'-0", complying with Code requirements.
- No changes are proposed to the existing 2-car garage location and driveway.
- As a result of the addition, the total landscape area on the lot will not meet the minimum Zoning requirements. A condition of approval is recommended to substitute sufficient hardscape on the site with drought tolerant landscape to meet the minimum landscape requirement.

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
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 mass and scale of the one-story addition will be compatible with the existing structure and surrounding houses. The existing houses on Hillsdale Drive are primarily two-story.
- The proposed addition is setback from the existing front entry porch and well integrated into the existing structure. As a one story addition to an existing two story building, the modest addition is appropriately proportioned along the street frontage.
- There will be no change in the overall existing height of 23'-2".
- The existing house has a combination of roof pitches, ranging from 3:12 to 12:12. The new addition at the front features a side gable roof with a 5:12 pitch. The difference in pitch is not significant since the orientation of gables complement each other. In this case, the variation of pitches provide visual interest and provide appropriate scale and proportion for the structure.

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

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

The gutters and downspouts are not shown on the drawings. A condition of approval is recommended requiring revised elevation drawings to show the location of the gutters and downspouts.

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 to the site and its surroundings for the following reasons:

- The proposed addition will be consistent with the existing building and overall architectural idea.
- All new windows on the addition will match the existing windows. The new windows will be wood, a combination of casement, fixed, and double-hung, and block frame (recessed with a sill and frame), and have external grids, which is appropriate to the style and period of the house. The windows visible from the street will have black wood shutters to match the existing shutters.
- The addition will be fiber cement siding, reinforcing the overall building design by keeping consistency with the existing house. A brownish composition shingle roof will be installed to match the texture and color of the existing roof. The roof edge fascia and window edges and sills will be a charcoal color, providing accents throughout the building to create visual interest.
- The gutters and downspouts are not shown on the drawings. A condition of approval is recommended requiring revised elevation drawings that show the location of the gutters and downspouts.
Recommendation / Draft Record of Decision
Based on the above analysis, staff recommends approval of the project with conditions, as follows:

Conditions
1. Replace sufficient existing hardscape with new drought tolerant landscape to meet the minimum requirement.
2. Revise elevation drawings to show location of gutters and downspouts.
3. Provide photos of existing window detail.
4. Provide a vertical window section showing detail to match existing window conditions.

Attachments

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