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

Meeting/Decision Date: July 11, 2018  Address: 3193 Buckingham Road
Review Authority: ☐DRB ☐ADR ☐HPC ☐CC  APN: 5660-014-008
Case Number: PDR 1801500  Applicant: Mike Geragos
Prepared By: Canny Manassarian, Planning Assistant  Owner: Jordan Ervin

Project Summary

The applicant is proposing to add 305 SF to the front of an existing 1,321 SF, one-story, single family house on a 5,250 SF lot zoned R1R (District II) and add a roof deck on top of the proposed addition. The addition will match the existing house in terms of architectural style and materials.

The proposed work includes:

- Adding 305 SF to the front to provide a new bedroom
- New roof deck above bedroom addition
- Remodel porch and create new semi-enclosed courtyard at front

Existing Property/Background

The project site is a 5,250 SF interior lot with 82’ frontage on Buckingham Road. The site is developed with a 1,321 SF one-story, traditional style, single-family home with an attached 2-car garage, constructed in 1949. The existing lot slopes down at the front and has a square shape. Properties in this area have different lot sizes due to the hillside topography.

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:

<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>7,870 SF</td>
<td>5,000 - 20,870 SF</td>
<td>5,250 SF</td>
</tr>
<tr>
<td>Setback</td>
<td>14.8'</td>
<td>8' - 25'</td>
<td>15'</td>
</tr>
<tr>
<td>House size</td>
<td>2,078 SF</td>
<td>1,069 - 5,511 SF</td>
<td>1,626 SF</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.28</td>
<td>0.07 - 0.56</td>
<td>0.31</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1-2</td>
<td>1 - 2</td>
<td>1</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
☐ Maximize permeable surfaces
☐ Appropriately sized and located

Walls and Fences
☐ yes ☐ n/a ☐ no

If "no" select from below and explain:
Determinations 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 site planning will remain in a similar configuration as existing.
- The addition will be considerably setback from the adjoining property.
- No changes are proposed to the existing 2-car garage location and driveway. The detached garage has existing non-conforming conditions, still in compliance with code standards for a 2-car garage.

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 mass and scale of the one-story addition will be compatible with the existing structure and surrounding houses, which are primarily also one-story high.
• The placement of the addition allows the front façade to remain well articulated and helps break up the building mass.
• The courtyard entry area is open to sky and is not over scaled. It avoids monumentality and properly integrates into the overall structure.
• Low parapets help establish a transition between the flat roof of the addition and the hipped roof of the house.

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

Proposed windows are not clearly depicted on plans. A condition of approval is added requiring a photograph of the existing window condition and a vertical window section that shows the window recessed and with sills for review and approval by staff.

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
☐ Repeated 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

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 simple design of the existing house and an earlier addition.
- The new entryway will be closer to Buckingham Road and be well integrated into the overall building design, by projecting farther than the existing building for visual interest and a sense of arrival to the structure.
- The existing windows at the front will be replaced. All new windows on the addition will be vinyl, a combination of casement, fixed, and awning, and block frame construction, which will be appropriate to the style and period of the house. A condition of approval is added that a photograph of the existing windows and a vertical window section that shows the recessed windows with sills be provided for review and approval by staff.
- The addition will be white stucco, keeping consistency with the existing house. A continuous decorative canopy will run above the windows of the addition and continue on to part of the existing facades that will help visually tie these parts of the structure together.
• The proposed balcony on top of the addition will not create a privacy concern since it is not located in an area that directly looks into the neighbor's rear yards or windows.
• A condition is added calling for drawing revisions to indicate the locations of downspouts and gutters at the new addition.

Recommendation / Draft Record of Decision
Based on the above analysis, staff recommends approval of the project with conditions, as follows:

Conditions
1. Provide photographs of the existing window conditions and a vertical window section that depicts recessed windows with sills for review and approval by staff.
2. Revise the drawings to indicate the locations of downspouts and gutters related to the new additions.

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