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

<table>
<thead>
<tr>
<th>Meeting/Decision Date: May 14, 2018</th>
<th>Address: 3463 Honolulu Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Authority: □ DRB □ ADR □ HPC □ CC</td>
<td>APN: 5607-004-013</td>
</tr>
<tr>
<td>Case Number: PDR 1729505</td>
<td>Applicant: Nareg Khodadadi</td>
</tr>
<tr>
<td>Prepared By: Dennis Joe, Planner</td>
<td>Owner: Raffi Albert Karamian</td>
</tr>
</tbody>
</table>

Project Summary
The applicant is proposing to construct a 1,183 square-foot addition and 700 square-foot attached two-car garage to an existing one-story, 700 square-foot single-family residence (constructed in 1936) on a 6,560 square-foot lot, located in the R1 (FAR District II) Zone.

Existing Property/Background
The project site is an irregular shaped, 6,560 square-foot, corner lot with frontages on Honolulu Avenue and Frederick Street. The parcel is developed with a 700 square-foot single-family dwelling with a detached one-car garage. Access to the garage is taken from Frederick Street.

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: 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 because
☑ 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 the project involves the construction of one single-family residence.
☐ 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>5,949 sq.ft.</td>
<td>5,012 sq.ft. - 12,530 sq.ft.</td>
<td>6,560 sq.ft.</td>
</tr>
<tr>
<td>Setback</td>
<td>33-feet</td>
<td>15-feet - 60-feet</td>
<td>25-feet</td>
</tr>
<tr>
<td>House size</td>
<td>1,089 sq.ft.</td>
<td>700 sq.ft. - 1,546 sq.ft.</td>
<td>1,883 sq.ft.</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.19</td>
<td>0.10 - 0.34</td>
<td>0.29</td>
</tr>
<tr>
<td>Number of stories</td>
<td>primarily 1-story</td>
<td>1- and 2-story</td>
<td>1-story</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

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 applicant proposes to maintain the existing landscaping throughout the property. The project site is currently occupied with dirt patches, dry grass, weeds, a deodar tree, palm trees and various shrubs and bushes throughout the property. A condition has been included that the ground cover at the front and street side yards to be relandscaped with a variety of low or very low water-use California-friendly plants to enhance the appearance of the property.

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 existing building footprint will be expanded at the rear, street side and street front in manner that is compatible with the corner lot and consistent with the site planning of nearby properties.
- A new attached, two-car garage is proposed at the north portions of the lot and will be accessed via a new driveway from Frederick Avenue. The garage location is away from Honolulu Avenue, which is consistent with neighborhood pattern.
- The applicant proposes to maintain the existing landscaping throughout the property. The project site is currently occupied with dirt patches, dry grass, weeds, a decoda tree, palm trees and various shrubs and bushes throughout the property. A condition has been included that the ground cover at the front and street side yards to be relandscaped with a variety of low or very low water-use California-friendly plants to enhance the appearance of the property.

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 proposed one-story additions to the existing dwelling are appropriately designed and integrated within the project, and relate well with the building concept, neighborhood pattern, and relationship to the street corner.
- The existing gabled roof will be removed and replaced with a larger gabled roof that will span across the existing dwelling and additions. Overall mass viewed from Honolulu Avenue is reduced because the dwelling is designed with three successive gables and side facing gable above the garage facing Frederick Avenue.
- The maximum height of the dwelling will be 18-feet, 5-inches and is designed well to complement the surrounding 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

Recessed windows with wooden sills and surrounds should be implemented at elevations visible from the streets to match the rendered perspective. Additionally, a window/door section shall be provided to demonstrate the installation method to be used for the combination door/windows implemented at the attached garage and west elevation.

**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

Horizontal siding should be implemented at the street facing gables to reinforce the overall building design and detailing.

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

Paving material of the new driveway should be identified and reviewed by staff prior to building plan check submittal.

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

Prior plan to check submittal, revise drawings to show locations of gutters and downspouts for staff review and approval.

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 front entry of the existing single-family dwelling will be reoriented away from Honolulu Avenue and redesigned facing Frederick Avenue. The new front entry will be recessed two-feet to provide a sense of arrival to the structure and will include a white trellis that enhances and complements the design of the building.
- The project incorporates design details that are complementary to the desired style of the single-family dwelling, such as a cultured stone veneer at the base, fine textured stucco and asphalt shingles.
- As conditioned, the design of the windows and doors coordinate well with the architectural design of the building.
• As conditioned, the incorporation of siding at the gables will provide additional texture, shadowing and overall visual interest to the project.

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

Conditions
1. Paving material of the new driveway should be identified and reviewed by staff prior to building plan check submittal.
2. The ground cover at the front and street side yards are to be relandscaped with a variety of low or very low water-use California-friendly plants to enhance the appearance of the property.
3. Recessed windows with wooden sills and surrounds should be implemented at elevations visible from the streets to match the rendered perspective.
4. A window/door section shall be provided to demonstrate the installation method to be used for the combination door/windows implemented at the attached garage and west elevation.
5. Horizontal siding should be added at the street facing gables to reinforce the overall building design and detailing.
6. Revise drawings to show locations of gutters and downspouts for staff review and approval prior to plan check submittal.

Attachments
1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans
<table>
<thead>
<tr>
<th>KEY</th>
<th>ADDRESS</th>
<th>PARCEL NUMBER</th>
<th>USE</th>
<th>LOT S.F.</th>
<th>HOUSE S.F.</th>
<th>FLOOR AREA</th>
<th>STORIES</th>
<th>ESTIMATED SETBACK (Feet)</th>
<th>ROOF</th>
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</thead>
<tbody>
<tr>
<td>A (Site)*</td>
<td>3643 HONOLULU AVE</td>
<td>5607-004-013</td>
<td>SINGLE FAMILY</td>
<td>6,560</td>
<td>700</td>
<td>11%</td>
<td>1</td>
<td>33</td>
<td>COMP. SHINGLE</td>
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<tr>
<td>B</td>
<td>3446 MONTROSE AVE</td>
<td>5607-004-016</td>
<td>TRIPLEX</td>
<td>10,170</td>
<td>3,336</td>
<td>33%</td>
<td>2</td>
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<td>TILE</td>
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<td>C</td>
<td>3450 MONTROSE AVE</td>
<td>5607-004-015</td>
<td>SINGLE FAMILY</td>
<td>7,040</td>
<td>687</td>
<td>10%</td>
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<td>D</td>
<td>3454 MONTROSE AVE</td>
<td>5607-004-014</td>
<td>SINGLE FAMILY</td>
<td>5,780</td>
<td>909</td>
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<td>E</td>
<td>3459 MONTROSE AVE</td>
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<td>APARTMENT</td>
<td>12,530</td>
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<tr>
<td>F</td>
<td>NO ADDRESS</td>
<td>5607-005-900</td>
<td>GOV. OWNED</td>
<td>31,257</td>
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<td>50</td>
<td>SHAKE</td>
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<td>3515 HONOLULU AVE</td>
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<td>SINGLE FAMILY</td>
<td>6,890</td>
<td>1,276</td>
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<td>50</td>
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<td>M</td>
<td>3443 HONOLULU AVE</td>
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<td>3449 HONOLULU AVE</td>
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<td>5,016</td>
<td>1,686</td>
<td>34%</td>
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<td>25</td>
<td>SHAKE</td>
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<td>O</td>
<td>3451 HONOLULU AVE</td>
<td>5607-004-010</td>
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<td>5,017</td>
<td>754</td>
<td>15%</td>
<td>1</td>
<td>15</td>
<td>COMP. SHINGLE</td>
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<tr>
<td>P</td>
<td>3455 HONOLULU AVE</td>
<td>5607-004-011</td>
<td>SINGLE FAMILY</td>
<td>5,019</td>
<td>966</td>
<td>19%</td>
<td>1</td>
<td>15</td>
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<tr>
<td>Q</td>
<td>3459 HONOLULU AVE</td>
<td>5607-004-012</td>
<td>SINGLE FAMILY</td>
<td>5,020</td>
<td>1,114</td>
<td>22%</td>
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<td>25</td>
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<td>R</td>
<td>3916 DUNSMORE AVE</td>
<td>5607-014-906</td>
<td>GOV. OWNED</td>
<td>990,308</td>
<td>N/A</td>
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<td>N/A</td>
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<td>AVERAGE A (Site)*</td>
<td>3643 HONOLULU AVE</td>
<td>5607-004-013</td>
<td>SINGLE FAMILY</td>
<td>6,560</td>
<td>1,883</td>
<td>29%</td>
<td>1</td>
<td>33</td>
<td>COMP. SHINGLE</td>
</tr>
</tbody>
</table>

**NOTE:** PROPOSED, B, E, F, & R NOT INCLUDED IN AVERAGE
PHOTOGRAPHIC SURVEY MAP

LEGEND

SUBJECT PROPERTY
A - 3643 HONOLULU AVE
B - 3446 MONTROSE AVE
C - 3450 MONTROSE AVE
D - 3454 MONTROSE AVE
E - 3459 MONTROSE AVE
F - APN 5607-005-900
G - 3511 HONOLULU AVE
H - 3515 HONOLULU AVE
I - 3519 HONOLULU AVE
J - 3523 HONOLULU AVE
K - 3916 DUNSMORE AVE
L - 3437 HONOLULU AVE
M - 3439 HONOLULU AVE
N - 3443 HONOLULU AVE
O - 3449 HONOLULU AVE
P - 3454 HONOLULU AVE
Q - 3455 HONOLULU AVE
R - 3459 HONOLULU AVE

SITE LOCATION:
3463 HONOLULU AVE
GLENDALE, CA 91214
APN: 5607-004-013
DATE: Nov 30, 2017
PREPARED BY:
409 W. BRAODWAY
GLENDALE CA, 91204
(818) 409-8921
E. 3459 MONTROSE AVE

F. 5607-005-900
F. 5607-005-900

G. 3511 HONOLULU AVE
L. 3439 HONOLULU AVE

M. 3443 HONOLULU AVE
## WINDOW SCHEDULE

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<thead>
<tr>
<th>AREA</th>
<th>SIZE</th>
<th>LOCATION</th>
<th>OPEN</th>
<th>SCHEDULED VENTS</th>
<th>EXTERIOR TYPE</th>
<th>FRAME TYPE</th>
<th>ORIGIN</th>
<th>SCHEDULED SIZES</th>
<th>SCHEDULED VENT</th>
<th>SHEET NUMBER OF</th>
<th>UNIT NO.</th>
<th>FACTOR</th>
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</tbody>
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## DOOR SCHEDULE

<table>
<thead>
<tr>
<th>NOTES</th>
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</thead>
</table>

## WINDOW NOTE:

PER TITLE 6 IN CALCULATIONS - ALL GLAZING TO HAVE UNMETAL FRAMES.

PER TITLE 6 - ALL GLAZING WILL HAVE EXTERIOR SHADING DEVICES.VIA TYPE.

SCHEDULED SIZES MIGHT BE IN THE CALCULATIONS.

WINDOW SCHEDULES WILL BE BASED ON MINIMUM CLEAR OPENING AREA OF 21.4 A.

UNLESS OTHERWISE STATED IN THE WIND WS 0200 AND ALL-RESIDENTIAL DESIGN AND CONSTRUCTION REQUIREMENTS.

NEW WINDOWS TO HAVE NO GROVE.

THE WPIC TEMPORARY LABELS DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL THE FINAL INJECTION HAS BEEN COMPLETED.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPLE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS SHALL HAVE A FIRE RESISTANCE RATING OF 60 MINUTES WHEN TESTED IN ACCORDANCE WITH FM 59.

OR MEET THE REQUIREMENTS OF FM 135.2.

DOOR NOTE:

PROVIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS (PER 9)

DOORS SHALL BE OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF DIFERENT.