

April 30, 2014

Levon Yengibaryan  
440 W. Dryden St. Unit D  
Glendale, CA 91202

**RE: ADMINISTRATIVE DESIGN REVIEW  
CASE NO. ADR 1403094  
1238 Alameda Avenue**

Dear Mr. Yengibaryan,

On April 30, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add a 1,037 square-foot single-story addition to the rear of the existing 868 square-foot single-story Ranch-style house and to remove the existing detached garage and construct a new one. The house addition and the new garage will match the existing house's architecture, colors and materials. The property is located in the R1 Zone, Floor Area District I located at **1238 Alameda Avenue**.

#### **CONDITIONS OF APPROVAL**

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following conditions of approval on this project:

1. Revise design of external window grids to ensure consistency of proportions and overall design.
2. Replace the slider window in the dining room with two double-hung windows.

#### **SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION**

**Site Planning** – The addition to the house and the new two-car garage will be located in the rear yard consistent with the character of other residences in the neighborhood and with the intent of the Design Guidelines.

**Mass and Scale** – The one-story addition to the house and the new detached garage will be sensitive to height, roofline, mass and scale of the existing one-story house and with the mass and scale of neighboring one-story homes, which is consistent with the City's Design Guidelines.

**Building Design and Detailing** – As conditioned to improve the design of the window grids and to change the slider window in the dining room to double hung windows, the proposal's design and detailing are comprised of good quality materials, colors and details, which will be internally consistent with the existing architecture. The design concept of the house addition and new garage is to match the existing Ranch-style design, which will be compatible with the design character of neighboring homes and with the intent of the Design Guidelines.

**This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Chris Baxter, at 818-937-8162 or via email at [cbaxter@glendaleca.gov](mailto:cbaxter@glendaleca.gov).**

## **PROJECT ANALYSIS**

**PROJECT DESCRIPTION:** The applicant is proposing to add a 1,037 square-foot single-story addition to the rear of the existing 868 square-foot single-story Ranch-style house. The addition will consist of a new kitchen, two bedrooms and bathroom. The house addition proposes to match the existing style and materials while the color of the house's siding and stucco will be gray. The existing garage will be removed to allow the construction of the addition and a new 616 square-foot garage will be constructed in the rear yard. The new garage will match the existing house's style, colors and materials.

## **CONTEXT**

**GENERAL PLAN:** Land Use Element: Low Density Residential. The project complies with the intent and General Plan and Land Use Element.

**ZONE:** R1-I Residential.

## **ENVIRONMENTAL CONSTRAINTS:**

- Indigenous Trees: None.
- Historic Preservation: The staff reviewed the existing house with the City's Historic Preservation Planner. The house does not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and it is not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: Exempt.

## **NEIGHBORING ZONES AND USES:**

	Zoning	Existing Uses
North	R1-I	Single Family Dwelling
South	R1-I	Single Family Dwelling
East	R1-I	Single Family Dwelling
West	R1-I	Single Family Dwelling
Project Site	R1-I	Single Family Dwelling

## **DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS**

Comprehensive Design Guidelines were approved by the City Council for single-family developments on November 29, 2011. Design considerations discussed below analyze a project's overall site planning, its mass and scale, and its architectural design and detailing with a purpose to ensure that the development is of high quality, relates to its neighbors and enhances the overall built environment. The houses in this neighborhood were designed in a variety of conventional styles.

**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	6,778 sq. ft.	4,980 to 11,618 sq. ft.	7,840 sq. ft.
Setback	33 ft.	25 ft. to 51 ft.	30 ft.
House size	1,473 sq. ft.	738 to 2,022 sq. ft.	1,905 sq. ft.
Floor Area Ratio	0.219	0.08 to 0.346	0.26
Number of stories	100% of homes are 1-story	1-story	1-story

**1. Site Planning** – The house is located on a level pad on the east side of Alameda Avenue in the middle of the block. The 1,037 square-foot single-story addition to the house will not be directly visible from the street since it will be constructed in the backyard. The new detached garage will be located in the rear yard and will be visible from the street. The site plan is consistent with the placement and construction of the other residences and garages in the neighborhood and with the intent of the Design Guidelines.

**Building Location:** The single-story addition will be attached to the back of the existing house. It will continue inline with it along the southerly property line. The existing garage will be demolished to make way for the addition and a new two-car detached garage will be located along the northerly property line also in the rear yard area.

**Landscaping, Yards and Usable Open Space:** Forty percent of the property will remain landscaped primarily with grass in the yard areas and with rose bushes or Western Redbud shrubs planted in front of the house. The size of the usable yards and open space will be reduced to accommodate the new addition to the house and new two-car garage; however, the yard area locations will be similar to the existing condition.

**Garage Location and Driveways:** The proposed detached garage at the rear of the yard is consistent with the typical location of garages in the neighborhood. A decorative driveway will replace the existing one.

**Site Walls:** No changes to the chain link fences and block walls are proposed at this time.

**2. Mass and Scale** – The 1,037 square-foot single-story addition's height, roof pitches, building mass and proportionality match the existing house. The new two-car garage design will match the existing house design, mass and scale. The proposed low-profile massing for both the house and garage is compatible with the existing house and is consistent with the Design Guidelines.

**Relate Buildings to Existing Context:** The single-story addition to the existing single-story house and the new detached two-car garage will continue similar building and roofline forms and designs as the existing house and garage. No changes to the setbacks are proposed to the front, driveway and south sides of the house.

**Scale and Proportion/Monumentality:** The proposed house addition and the new detached garage are comparable to the existing mass, scale and proportions. The

addition to the existing house will not change its overall height of 15 feet. The height of the new garage will be 14-feet, 3-inches which is less than the 15-foot maximum height limit for a garage.

**Roof Forms:** The roof forms and slopes for the house addition and new garage will match the existing house.

**3. Design and Detailing** – The intent of the proposal is to provide a reasonable addition to the house and construct a new garage that will match the existing house’s Ranch-style architecture and materials, including the roof and windows while the .

**Windows and Doors –**

- Vinyl block-frame, double-hung or fixed windows will be installed in all existing and new openings visible from the street. The new windows will be compatible with the window operation and installation typical of Ranch-style homes of this era as conditioned below. Slider windows at the rear of the house and on the side of the detached garage will not be visible from the street. Windows will be white vinyl and all associated trim and sills will be painted white. The design of the external window grids shown on the drawing is not consistent. A condition is added to this approval requiring that the design be revised to achieve consistent proportions and overall design. Another condition is added to change the dining room slider window to double-hung windows. The dining room window is visible from the street and it is not compatible with the existing window styles.
- White front house entry door and the garage pedestrian door will be wood panel doors. The garage vehicle door will be white vinyl.

**Finish Materials and Colors –**

- Asphalt shingles will be installed to match the existing shingles.
- Synthetic fiber cement siding will be installed at the front and side facades to match the existing siding and the new color will be Dunn-Edwards Center Ridge.
- Stucco cladding will be used at portions of the rear addition and new garage that are not visible from the street. The color will be Dunn-Edwards Center Ridge to match the siding.
- Cement fiber boards, finished in white, will be used at all fascias and corners clad with siding.

**Paving Materials –**

- Replace the existing asphalt driveway with a new gray concrete material with a shell or fish scale decorative pattern in the street front setback area.

**APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency. Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that plans may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be



filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 15, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

**APPEAL FORMS available on-line:**

<http://www.glendaleca.gov/home/showdocument?id=11926>

**TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

**EXTENSION:** An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

**NOTICE – subsequent contacts with this office**


The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Chris Baxter, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Chris Baxter, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baxter directly at 818-937-8162 or via email at [cbaxter@glendaleca.gov](mailto:cbaxter@glendaleca.gov).

Sincerely,

HASSAN HAGHANI  
Director of Community Development

  
Urban Design Studio Staff

HH:AL:ceb