

July 24, 2014

Nareg Khodadadi
417 Arden Avenue, Suite 115
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PADR 1408881
3444 Rosemary Avenue**

Dear Mr. Khodadadi,

On July 24, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your administrative design review application to add 325 square feet to the first floor and to remodel and expand the attic to create 1,178 square feet of livable space and to construct a new two-car detached garage on a property located in the R1 (Low Density Residential) Zone, Floor Area Ratio District II located at **3444 Rosemary Avenue**.

CONDITIONS OF APPROVAL

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

1. The opening of the entry door shall be treated with a wider/heavier trim detail to match the existing condition.
2. The glass panels of the garage door shall be simplified by removing the grid pattern.
3. Exposed rafter tails shall be incorporated in the front elevation of the garage to match the same feature on the house.
4. The front dormer shall have exposed rafter tails to match the rear dormer, or eliminate the rafter tails from both dormers.
5. The cementitious horizontal and shake siding are proposed and shall not be replaced with vinyl horizontal and shake siding.
6. Windows that are visible from the public right-of-way, at a minimum, shall be fiberglass (not vinyl as proposed).
7. All windows shall be installed recessed from the face of the wall with wood sills and trim as shown on the elevations.
8. All windows shall have external grid pattern as proposed.

SUMMARY OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION:

Site Planning – The addition will expand the building footprint towards the rear and side (south) of the property, while the new two-car garage will replace an existing garage in the same location. Since the addition on the ground floor is minimal, the overall site planning will be similar to the existing condition and consistent with other properties in the neighborhood.

Mass and Scale – The one- and two-story addition to the house will significantly enlarge the livable area from the existing 1,144 square feet to 2,597 square feet. The change in mass and scale is the result of an increase in building height by 2'-5" as well as the expansion of the second floor/attic space. The perceived mass and scale are appropriately addressed in a variety of design approaches including placing the second story dormers away from the first floor, using various cladding materials to create visual interest and break up the wall mass into smaller components, and creating a human scale along the south elevation with a smaller gable. These techniques are effective in minimizing the perceived mass and scale of the project.

Building Design and Detailing – The existing residence is a Craftsman style building with a symmetrical appearance along the front elevation. The house features an open front porch that spans the width of the front façade and a dormer. The proposed addition will maintain the existing style and its character-defining features. The proposed addition introduces larger dormers along the front and rear elevation and a smaller side-facing gable along the south elevation. The design features exposed rafter tails, wide eaves, horizontal siding on the ground floor and shake siding on the upper floor, and single/double hung windows. The new garage reflects the same design and materials.

As conditioned, the grid pattern should be removed from the glass panels of the garage door to eliminate the busy appearance; the garage front elevation should have exposed rafter tails to match the house's front elevation; and the detailing of the dormers should be consistent, with or without exposed rafter tails. Additionally, the existing front entry is expressed with a more pronounced trim detailing and should be replicated around the new entry.

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, Rathar Duong, at (818) 937-8185 or via email at rduong@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add 325 square feet to the first floor and to remodel and expand the attic to create 1,178 square feet of livable space. The combined addition is 1,503 square feet. The existing detached garage will be demolished and replaced with a new code-compliant two-car garage in the same location.

The subject site was developed in 1924 with a one-story, 1,144 square-foot Craftsman style house and detached garage. The lot is located within the R1 (Low Density Residential) Zone, Floor Area Ratio District II.

CONTEXT

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

ZONE: R1-II (Low Density Residential) Zone, Floor Area Ratio District II.

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: This project is exempt from environmental review as a "Class 1 "Existing Facilities" exemption (Section 15301(e) (1) of the State CEQA Guidelines).

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1-II	Single-Family Dwelling
South	R1-II	Single-Family Dwelling
East	R1-II	Single-Family Dwelling
West	R1-II	Single-Family Dwelling
Project Site	R1-II	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, such as Minimal Traditional, Spanish Colonial Revival, and Ranch.

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	6,466 sq. ft.	5,850 to 7,150 sq. ft.	6,500 sq. ft.
Setback	22 ft.	18 ft. to 28 ft.	28 ft.
House size	1,517 sq. ft.	1,089 to 2,456 sq. ft.	2,597 sq. ft.
Floor Area Ratio	0.23	0.16 to 0.42	0.40
Number of stories	A mix of 1- and 2-story homes	1- and 2-story	2-story (w/ converted/expanded attic)

1. **Site Planning** – The flat and rectangular lot measures 50 feet wide by 130 feet deep and was developed in 1924 with a Craftsman style house and detached garage. The rectangular-shape house is centrally located on the lot, while the garage is situated at the rear of the property. The proposed ground floor addition expands the building's footprint towards the rear of the property and along the south elevation. The replacement two-car garage will be located in the northeast corner (rear) of the lot, in the same location as the existing garage. The existing driveway will be retained.

The proposed second story addition is accommodated by expanding the attic area.

The placement of house and garage will not affect the rhythm of the existing streetscape.

Building Location: The proposed addition will extend the building footprint towards the rear of the property, while the new two-car detached garage will replace the existing garage behind the house at the northeast corner of the lot.

Landscaping, Yards and Usable Open Space: The lot will be re-landscaped with drought tolerant and/or California-friendly plant palette. A total of 3,500 square feet (or 53%) will be provided, which exceeds the Code-required 40%. The new landscape plan and site plan are to be consistent with proposed features.

Garage Location and Driveways: A new two-car detached garage will be constructed at the rear of the property in essentially the same location as the existing garage and will match the architectural style of the house. The existing concrete driveway with brick ribbon design will be retained for access to the new garage.

Site Walls: The rear yard is enclosed with an existing 6-foot high block wall. No walls or fences exist in the front setback.

- 2. Mass and Scale** – The existing massing and scale of the house will be affected by the proposed expansion resulting in an enlarged volume and higher building. To accommodate the proposed second story/attic expansion, the primary roof will be raised by 2'-5". The dormers along the front and rear elevations will be enlarged in width and height. The roof of each dormer will extend and terminate into the primary (highest) ridge. While the building's volume and height will increase, the perceived mass and scale have been appropriately addressed as the dormers are stepped back from the first floor and replicate the existing condition. A new smaller side-facing gable is integrated into the south elevation to create a human-scaled appearance. A variety of cladding materials will be used to further reduce the appearance of added mass by creating smaller components. These materials include shake siding under the gable and on the dormers, and horizontal siding in other areas.

Relate Buildings to Existing Context: The relationship between the buildings and their context will not change in a significant or negative way. The building's morphology, their location, front setback, and the way they address the street will not change.

Scale and Proportion/Monumentality: The building height will be increased from 23'-1" to 25'-6", but within the permitted height limit in this zoning district. The expanded building size and height will generally add to an increased mass and scale. However, the project has minimized this concern through various design techniques, such as the use of varied cladding materials, introduction of a smaller gable roof, and placing the new dormers away from the first floor.

Roof Forms: The house is designed with side-facing gables. The proposed addition will maintain the existing roof design with a pitch of 7:12. The existing dormers will be replaced with more pronounced dormers to accommodate the expanded attic/second floor. The pitch of the front dormer is 4:12, while the pitch of the rear dormer is 3:12. From the side, the differences in roof pitches are noticeable in a 2-dimensional view, but not as readily obvious in the built environment. The differences will be minimized since these dormers are set in from the edge of the primary gable roof.

- 3. Design and Detailing** – The overall design of the Craftsman house will be retained as are its character-defining features. The house features a primary side-facing gable roof, an open front porch that spans the width of the building, dormers, horizontal and shake siding, single/double hung windows, and exposed rafter tails along the front and rear elevations. The proposed addition will retain the existing features and cladding materials, while modifying the overall height and dormers to accommodate the expanded attic area. The brown composition roofing material will be replaced with charcoal grey composition shingle.

The new two-car garage will be designed in the same style as the residence and features a side-facing gable roof, horizontal siding, and paneled garage door with a single row of glass lites across the top. Since the glass panels are small, the grid pattern makes them appear busy and should be removed. Exposed rafter tails should be incorporated into the front of the garage to match the same feature on the house. Similarly, the two dormers should be treated in the same way. As such, the front dormer should have exposed rafter tails to match the rear or vice versa.

Windows and Doors –

- New white vinyl windows and French doors will be installed in the existing and new addition. The external grid pattern of the new windows will match the existing condition. These windows and doors will be installed in recessed openings containing wood sills and trim. However, windows that are visible from the public right-of-way, at a minimum, should not be vinyl.
- A new entry door will replace the existing door. The new paneled door will have a 3 over 3 glass lite design. The design is appropriate to the Craftsman style building.

Finish Materials and Colors –

- New composition shingles in charcoal grey to replace the existing brown composition shingle roofing.
- Hardie plank horizontal siding will be used to clad the ground floor, while shake siding will be used on the attic/second floor. The new garage will be clad in horizontal siding.
- All windows, garage door, and railing of the open porch will be white. The house will be painted in a blue-grey color.

Paving Materials –

- There are no changes to the existing paved areas, including the driveway.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

- 1. New wood windows would be more compatible with the existing houses in the immediate vicinity (than the proposed vinyl windows).**

There is no provision in any City design guidelines, including those for historic districts, that mandates existing wood windows be replaced with new wood windows. On the other hand, fiberglass windows are also high quality and provide similar benefits and aesthetic as wood windows. In lieu of using wood windows throughout the house, fiberglass windows would be an appropriate alternative and should be installed in

openings where the windows can be seen from the public right-of-way, which will provide the same public benefit.

2. The large house is not compatible with a neighborhood comprised mainly of small, one-story houses.

The proposed project will minimally expand the building footprint on the ground floor at the rear of the existing residence. Most of the new livable area will be created through the expansion of the attic space and result in a slight increase in the overall building height by 2'-5" (from 23'-1" to 25'-6"). The proposed square footage is 141 square feet larger than the largest home within the survey area, but it is within the allowable threshold based on the zoning designation of this property.

The project's approach to gaining additional living space is sensitive since it will be concealed under the slightly modified roof form, while preserving the existing ridgeline. This method is preferred since a fully revealed second story will not be seen. New massing resulting from the proposal is limited to the back of the property. The project site planning also preserves a balance of front and rear yard landscape areas that are consistent with neighboring properties.

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 **August 8, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

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, Rathar Duong, 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, Rathar Duong, for stamp and signature prior to submitting for Building plan check. Please contact Rathar Duong directly at 818-937-8185 or via email at rduong@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development


Urban Design Studio Staff

HH:KA:rd