glendale california

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Planning Division

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# DESIGN REVIEW BOARD
# RECORD OF DECISION

**Meeting Date** November 9, 2017

**DRB Case No.** PDR1718151

**Address** 2629 Pickens Street

**Applicant** Lawrence Speth

**PROPOSAL:** To construct a new, two-story, 1,736 square-foot single-family residence with a 440 square-foot attached two-car garage on a 4,760 square-foot lot, located in the R-3050 (Moderate Density Residential) Zone. The lot was originally developed in 1923 with a one-story, 667 square-foot single-family residence with a detached one-car garage which will be demolished.

**DESIGN REVIEW**

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---|---|---|---|---|---|---|
| Arzoumanian | | | X | | | |
| Benlian | X | | X | | | |
| Charchian | | | | | X | |
| Malekian | | | X | | | |
| Simonian | | X | X | | | |
| Totals | | | **4** | **0** | **1** | |
| **DRB Decision** | Approve with conditions and considerations. | | | | | |

**Conditions:**

1. That the applicant shall provide a detail of the new wood fence and gate for staff review and approval.
2. That the applicant shall provide a detail of the new wall identified along the westerly portion of the new driveway and that the wall finish shall match the existing rock retaining wall along the front.

**Considerations:**

1. Consider using river stone veneer at the porch base rather than the proposed block.
2. Consider a different garage door design to more closely reflect the Craftsman style; perhaps a design that eliminates the diagonal members.
3. Consider redesigning the window installation detail to ensure that the attachment of the false sills will not compromise the waterproofing if the nailing fins are penetrated.

## Analysis

**Site Planning:** The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The new house is centrally sited on the lot and features a rectangular shaped building footprint. The siting and building footprint are designed in a manner to address the minimum and average setback requirements per the Zoning Code.
- There is a prevailing 25'-0" street-front setback along the north side of Pickens Street. The new house features a 25'-0" minimum street-front setback consistent with the predominant neighborhood pattern.
- The project will feature 1,789 square-feet (37.6%) of landscaped area, where a minimum of 30% is required in the R-3050 zone. The project features new drought tolerant landscaping throughout that is complementary to the building design. There are two large palm trees located at the front of the property that will be maintained as part of the proposal.
- The new two-car garage will be attached to the new house and facing the street with access from a new wider driveway along Pickens Avenue. The surrounding neighborhood features a combination of attached garages and detached garages at the rear, therefore the siting of the new garage is appropriate. The new driveway will feature a decorative stamped concrete pattern.
- The drawings identify a new 6'-0" tall wood fence and gate along the easterly property line, and a new wall adjacent to the driveway, but no other information is provided. Staff is recommending conditions of approval, as noted above, that additional details be provided for staff review and approval.
- The trash storage area is identified along the easterly property line behind a new wood gate and out of public view. In addition, the new air conditioning unit will be located at the rear of the lot, behind the house and not visible from the street.
- The new light fixtures as shown on the drawings are compatible with the selected Craftsman style of the new house and are appropriately located.

**Mass and Scale:** The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The surrounding neighborhood features single-family and multi-family development with heights ranging from one to two stories. There is no consistent neighborhood pattern, therefore, the applicant's proposal to build a new two-story house is acceptable.
- The overall height of the new two-story house will be 22'-3", as seen from Pickens Street, where the maximum height permitted is 31'-0". Since there is an approximately 10'-0" grade difference (uphill) from the front property line to the rear, the overall height of the house from the north (rear elevation) will be 20'-10".
- The massing of the new house is broken up by changes in façade planes, stepping the new second floor in from the first floor, nested gables, and staggered roof heights.
- The proposed gable roof forms are compatible with the Craftsman style of the development and the use of a 3:12 roof pitch is appropriate to the style and consistent throughout the design.

**Building Design and Detailing:** The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The surrounding neighborhood features a mix of architectural styles, including traditional styles. The proposed Craftsman style of the new house is appropriate in the neighborhood.
- The new covered porch entryway and single entry door with partial glazing at the top is integrated into the overall design and appropriate to the style.
- The new windows will be fiberglass, nail-in, and recessed into the opening with a wood sill and frame. The windows will be an appropriate combination of fixed and casement windows, and feature external grid detailing at the top of the windows.
- The proposed materials for the new house include staggered cement shingle siding in the gables, horizontal cement board siding, a textured stone at the base of the covered porch entry, and an asphalt shingle roof. The selected materials and color palette is appropriate to the Craftsman design of the new house.

**The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.**

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vista Ezzati, Planning Associate