glendale california

City of Glendale
Community Development Department
Planning Division

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date January 11, 2018

DRB Case No. PDR1724001

Address 1360 Western Avenue

Applicant Daphne Abergel

PROPOSAL: The applicant is proposing to demolish the existing one-story, 1,167 square-foot, single-family residence with a detached two-car garage (built in 1940) and construct a new 2,414 square-foot, one-story single family residence with a new detached 494 square-foot, two-car garage on a 8,350 square-foot lot located in the R1 zone, Floor Area Ratio District I.

DESIGN REVIEW

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

Conditions

1. Label the existing street tree (American Sweetgum) on site plans and include tree protection details in the "General Details" section of the final plans to meet the City's Forestry requirements.
2. Provide details of new perimeter walls/gates along the interior property lines within the subject property for staff review and approval. The new perimeter walls/gates shall be appropriate to the proposed style of the new house in terms of the material and appearance and provide the minimum Zoning Code requirement of 9 feet for driveway width.
3. The 20-foot turning radius to the garage shall be drawn correctly on plans.
4. The proposed 528 square-foot artificial turf at the rear of the house shall meet the Zoning Code requirements in terms of the blend color and length.
5. Study and revise placement of stone veneer and material selection for staff review and approval.

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 one-story house with a new detached two-car garage is consistent with the site planning of the neighboring properties.
- The proposal will not alter the existing site planning significantly since the existing building pad will be expanded slightly to the rear of the lot and the new two-car garage will be built towards the rear of the property while using the existing driveway access.
- The existing front setback of 34.5 feet will be changed to 25 feet, which meets the Zoning Code requirement but it is less than the average neighborhood front setback of 29.5 feet.
- The proposed 6'-0" southerly interior setback provides appropriate distance from the adjacent property to the south as required by the Zoning Code.
- The new detached two-car garage location and the driveway with decorative paving in the street front setback are consistent with the site planning and predominant pattern in the neighborhood. However, the 20-foot turning radius to the garage shall be drawn correctly on plans.
- The proposed landscape is complementary to the building design and features a new pool and new drought tolerant landscaping with 528 square-foot artificial turf at the rear of the house adjacent to the proposed pool. The proposed artificial turf shall meet the Zoning Code requirements in terms of the blend color and length.
- The proposed drawings call the existing block wall along the northerly property line to remain but the provided topographic survey shows the existing block wall is within the neighboring property. Staff is recommending a condition of approval to construct new perimeter walls/gates along the interior property lines within the subject property. The new perimeter walls/gates shall be appropriate to the proposed style of the new house in terms of the material and appearance and provide the minimum Zoning Code requirement of 9 feet for driveway width.
- The existing low retaining walls (concrete walls) along the northerly and southerly property lines at the 25-foot front setback (with the maximum height of 18 inches) are proposed to remain.

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 overall scale and proportions of the proposed one-story house are appropriate to the site and neighboring properties and similar to the existing house.
- The overall height of the house will be 18'-6", lower than the maximum allowable height in this zone of 28'-0".
- The proposed front elevation is appropriately articulated with the projection of living room and setting back the front porch and entrance.
- The proposed detached two-car garage is consistent with the proposed Ranch style house.
  The roof configuration, which is a combination of gable roofs are appropriate to the overall context and 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 proposed architectural details and materials including smooth stucco finish, stone veneer wainscot, boxed eaves, primary door, cement board siding, wood posts at the front porch, and overall material, textures, and colors are consistent with the architectural concept of the proposed house and neighboring houses.
- The front entrance and front porch are well integrated into the overall design.
- The fenestration includes bronze color single-hung and fixed aluminum windows with wood sills. The material and type of the windows are appropriate to the style of the house. All windows will be appropriately recessed within the walls.
- The roof of the house and garage will feature asphalt shingles, which are consistent with the overall design.
- The trash storage area is identified along the southerly garage wall, out of public view. In addition, the new air conditioning unit will be located at the west side of the house, not visible from the street.
- The proposed wrought iron gate at the west side of the house is appropriate to the overall design.

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 Aileen Babakhani, Planning Assistant