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.** PDR1608723

Address 1000 Avonoak Terrace

Applicant A. Marcoosi Architects

PROPOSAL: The applicant is proposing to convert the existing attached, two-car garage into living space, adding 634 square feet to the existing 2,152 square-foot house (built in1967), on a 9,300 square-foot lot in the RIR (Restricted Residential) Zone, Floor Area Ratio District I. A new two-car garage is to be constructed below the garage conversion. The existing swimming pool is to be demolished and the flat portion of the rear yard expanded with the addition of new retaining walls. The proposed design keeps the modern architectural style, and adds composite wood accents to the existing cement plaster exterior finish. On August 28, 2017, the project was approved with conditions through the City's Administrative Design Review process. Two appeals to this approval were filed on September 13, 2017. Appeals of administrative design review cases are heard by the Design Review Board.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian			X			
Totals			**4**	**0**		
DRB Decision	Overturn the appeal and sustain the ADR's approval with conditions.					

CONDITIONS:

1. Architect to work with staff to achieve a maximum top of roof elevation not to exceed 893.25' with the exception of the chimney.

2. Submit a soil report and grading plan prepared by a civil engineer to ensure stability of the hillside.

3. Provide a roof drainage plan and show any exposed downspouts on building elevations.

4. Provide a solid panel garage door (as shown in the rendering) in place of the specified metal frame and translucent panel door for a more appropriate style compatible with the house and neighborhood.

5. Provide cut sheets for all building and site lighting fixtures. Use shielding on fixtures to orient light downwards.

6. Provide a vertical window section/detail for windows at front and side elevations.

7. Provide retaining wall/planters of a decorative material (to be approved by staff), such as split face block, and show retaining walls heights on all elevations.

8. Provide a landscaping plan indicating the backyard slopes replanted with drought tolerant and MWELO compliant landscaping to match or complement the new proposed landscaping; a tree species (at maturity) that shall not exceed the pad level of adjacent properties, so they are not out-of-scale with the height of the house; and adequate planting provided to screen maximum allowable heights of retaining walls visible from the street, (particularly as shown on Sheet-A-3.1-North Elevation).

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 two-car garage is appropriately placed under the proposed garage conversion of the existing house.
- The majority of the existing building footprint will remain, with a four-foot extension added along the side of the garage conversion for access stairs to the new lower level garage.
- The driveway, previously up-sloping, will remain at the same location on the site, but will be down-sloping.
- The proposed landscaping appears complementary to the building design. A landscape plan will be provided for the rear yard showing slopes replanted with drought tolerant and Model Water Efficient Landscape Ordinance (MWELO) compliant landscaping to match or complement the new proposed landscaping; a tree species (at maturity) not to exceed the pad level of adjacent properties, so they are not out-of-scale with the height of the house; and adequate planting to screen retaining walls visible from the street (particularly as shown on Sheet-A-3.1 North Elevation).
- The new retaining walls terrace with the slope and the decorative material will be approved by staff.

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 neighborhood is made up of a mixture of one and two-story structures. The proposed garage conversion with the addition below the existing structure is appropriate. Raising the existing roof over the new living, dining and family rooms by 2-feet to accommodate 10-foot ceiling heights, the existing roof/parapet height (above the

kitchen, bedrooms and bathrooms) by 2-feet to create a rooftop air duct enclosure, and the existing entry roof height by 1'-9" is minimal and appropriate for the style of the house.
- The proposed garage conversion into living space and the new garage addition below the existing structure is appropriate.
- The architectural concept is consistent throughout and is compatible with the neighborhood.

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 design of the addition maintains the overall character of the 1960s modern style house with a simple box form and flat roofs, deep eaves, prominent fascia, and large glazed openings.
- The architectural style and details will be consistent throughout and is compatible with the neighborhood.
- New materials (composite wood, steel trowel finish cement plaster) enhance the modern style of the house.
- New windows and doors will be aluminum to match the existing windows and are appropriately placed.
- New stucco walls will match the existing stucco walls.
- The cream, brown and grey colors are compatible with the residences in the neighborhood and the natural environment.
- The new roof material will match the existing roofing material and a roof drainage plan will be provided.
- The solid, horizontal garage door as shown in the rendering complements the architectural style of the house and neighborhood. Staff recommended a condition of approval that a solid panel garage door (as shown in the rendering) be provided in place of the specified metal frame and translucent panel door for a more appropriate style compatible with the house and neighborhood.

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 Kathy Duarte, Planner