



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

June 25, 2025

Decision Date

1353 Norton Avenue

Address

Administrative Design Review (ADR)

Review Type

5628-011-039

APN

PADR-004877-2025

Case Number

Alen Malekian, Malekian & Associates

Applicant

Eric Ji

Case Planner

N V Holdings / Sam Manoukian

Owner

Project Summary

To add a 1,442 square-foot (SF) one-story addition and change the architectural style of the existing 1,942 SF single-story single-family residence with an attached two-car garage constructed in 1926 on a 12,180 SF interior lot in the R1-I (Low Density Single Family Residential Zone, Floor Area District I).

Environmental Review

The project is exempt from the California Environmental Quality Act (CEQA) review as a Class 1 "Existing Facilities" pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 50% of the floor area of the structure before the addition or of more than 2,500 SF of floor area.

Existing Property/Background

The project site is a 12,180 SF interior lot. The site was graded with initial development of the site and is predominantly flat and level with the street. The site is developed with a 1,942 SF one-story single-family home with an attached two-car garage developed in 1926. The project site is accessed via an existing driveway along Norton Avenue that is to be replaced.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

None proposed.

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	10,992 SF	4,700 SF – 12,439 SF	12,180 SF
Setback	25.3'	12' - 25'	26'
House size	2,136 SF	1,200 SF – 3,967 SF	3,197 SF
Floor Area Ratio	20%	11% - 39%	20%
Number of stories	N/A	18 one-story homes and 2 two-story homes	1

DESIGN ANALYSIS**Site Planning**

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Predominant pattern on block
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☒ Complementary to building design
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

Walls and Fences

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate style/color/material
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located

Determination of Compatibility: Site Planning

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

- The addition is proposed at the rear, utilizing the paved area where the existing patio is located.
- The project proposes to remove excess hardscape, construct a new walkway, and redesign the existing driveway using decorative pavers that complement the new design of the house.
- The project consists of new native drought tolerant landscaping that minimizes stormwater runoff appropriate for the new contemporary design.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate proportions and transitions
- ☐ Relates to predominant pattern
- ☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located
- ☐ Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

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

- The one-story addition is at the rear and will not be visible from the public right-of-way and will not increase the existing overall height of the residence.
- The project will retain the existing roof pitch while incorporating modern design elements, including a cantilevered overhang, to establish a clean rectilinear profile that complements the contemporary style without increasing its overall scale.
- The proposed addition is stepped in from the interior side property line to maintain appropriate separation from neighboring properties.
- The roof design retains much of the existing form with minor alterations and introducing new linear elements with steel roofing to reinforce the contemporary aesthetic and ensure a cohesive appearance.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consideration of views from “public” rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately

Paving Materials

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

Lighting, Equipment, Trash, and Drainage

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☐ Light fixture design appropriate to project
- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

The project plans indicate that the trash bins and mechanical equipment are currently positioned facing the public street. A condition has been added requiring these elements to be either relocated out of public view or adequately screened using a fence of appropriate design and height.

Ancillary Structures

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Design consistent with primary structure
- ☐ Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

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

- The proposed design and detailing are appropriate and consistent with the contemporary style, featuring a metal roof, vertical wood siding, and smooth stucco finishes.
- The project proposes the use of high-quality materials, including a metal roof, wood siding, herringbone tile flooring, graphite sconces, and fiberglass windows.
- The new driveway and walkway will incorporate decorative herringbone pavers that enhance and reinforce the new design of the home.
- The proposed plan features trash bins and mechanical equipment directly facing the public street. A condition is placed to revise the plan to relocate these elements so they are hidden from public view.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Condition

Revise the project plans to either relocate the trash bins and mechanical equipment out of public view or provide adequate screening with fencing of appropriate design, material, and height.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey