

July 14, 2014

Franco Noravian
409 W. Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1409764
738 Cavanagh Road**

Dear Mr. Noravian,

On April 30, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to construct a new 11-foot high uncovered deck structure with a built-in spa and infinity pool at the rear of the existing house. A 42-inch high safety railing will be added to the top of the deck. The property is located in the R1R Zone, Floor Area District II located at **738 Cavanagh Road**.

CONDITIONS OF APPROVAL

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

1. That a landscape plan shall be submitted at plan check to clearly identify the oak tree and any development within twenty feet of its dripline to the satisfaction of the Urban Forester.
2. That the property owner shall donate a fee to the Urban Forestry Fund to replace the oak tree removed without a permit to the satisfaction of the Urban Forester.
3. That sidewalk paving at the base of the deck on either side of the infinity pool shall be removed and replaced with drought-tolerant landscaping and irrigation that will provide vertical screening of the deck walls.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed project is a new uncovered deck with a built-in spa and infinity pool for an existing single-family hillside house. It meets the intent of the Design Guidelines because the development is located at the rear of the property similar to other decks, spas and pools and it maintains the terracing effect of the existing house. Conditions are being added to protect the existing oak tree and donate to the Urban Forestry fund for the oak tree removed without a permit. A second condition is added to provide landscaping at the base of the deck to screen and soften its walls.

Mass and Scale – The deck structure with a built-in spa and infinity pool will be located at the rear of the existing house downslope from the street. It will be approximately 39 feet wide, 11 feet in height to the top of the deck, and approximately 15 feet high to the top of the safety railing. The infinity pool will cascade down a decorative tile wall into a three-foot high basin pool. The project meets the intent of the City's Hillside Design Guidelines because the three-foot high lower pool, which captures the upper pool's overflow, breaks up the wall's massing

and the deck and house follow the site's upslope topography. A condition to add landscaping will be required to screen and soften the downslope deck walls on either side of the basin pool.

Building Design and Detailing – The new deck, spa and infinity pool with a glass safety railing meets the intent of the Hillside Design Guidelines by using colors, textures and materials which will complement the existing house allowing it to blend more naturally with the surrounding terrain and vegetation.

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, Chris Baxter, at 818-937-8162 or via email at cbaxter@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The project consists of a new 11-foot high uncovered deck structure with a built-in spa and infinity pool at the rear of the existing house. A 42-inch high safety railing will be added to the top of the deck.

CONTEXT

GENERAL PLAN: Land Use Element: Very Low Density Residential. The proposal complies with the Zoning Code and General Plan and Land Use Element.

ZONE: R1R-II Residential.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: One protected oak tree is located at the southeast corner of the property (see Urban Forester comments attached and the landscape comments in the Site Planning Section of this report).
- CEQA Status: Exempt per CEQA Guidelines, Section 15303, Class 3 New Construction of an uncovered deck structure with a built-in spa and pool at the rear of a single-family house.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1R-II	Single Family Dwelling
South	R1R-II	Single Family Dwelling
East	R1R-II	Single Family Dwelling
West	R1R-II	Single Family Dwelling
Project Site	R1R-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.

Comparison of Neighborhood Survey – The survey is not required because no floor area is being added.

1. Site Planning – The proposed project is a new 11-foot high uncovered deck structure with a built-in spa, infinity pool, and 42-inch glass safety railing. The project will be located at the rear of the existing single-family hillside house and downslope from the street. One oak tree is located below the development and another oak tree was removed without a permit. The Urban Forester's Office determined that the proposal will not have a negative impact on the remaining oak tree if conditioned to protect it. Another condition will require the property owner to contribute to the Urban Forestry Fund to replace the tree that was removed. The development is consistent with the City's Hillside Design Guidelines because the project is attached to the rear house, which is an appropriate location for it, and it would still maintain the terracing effect of the existing house. Direct views into neighboring properties from the new development will be limited because the houses on either side are staggered away from the new proposal and the properties downslope are currently screened by heavy vegetation. Additional vegetation will be added as part of the project, including adding planting to the base of the deck to screen and soften its walls on either side of the lower pool.

Building Location: The deck, with the spa and pool integrated into it, is attached to the rear of the existing house. Decks and pools are generally in backyards and the proposed development will be consistent with this type of development.

Landscaping, Yards and Usable Open Space: A small reduction in landscaping is anticipated with the addition of the deck structure; however, the property's remaining landscaping will exceed the required 40 percent requirement. Additional drought-tolerant planting, including fruit trees, is being proposed downslope from the deck area and house. A condition will be added to include planters and drought-tolerant landscaping at the base of the deck on either side of the lower pool to screen the deck walls.

2. Mass and Scale – The new deck will be located at the rear of the house at the lowest living area. It will be 11-feet high and 39-feet wide and include a built-in spa and infinity pool. A 42-inch high safety glass railing will secure the deck area. The infinity pool will cascade over an eight-foot high decorative tile wall into a lower pool with its own three-foot high wall. The three-foot high lower pool which captures the upper pool's overflow breaks up the wall's overall massing. Additional landscaping will be required to screen and soften the downslope deck walls. The development will be integrated into the existing house profile that currently terraces with the slope's topography consistent with the Hillside Guidelines

Relate Buildings to Existing Context: The deck structure is integrated into the design located at the rear of the existing hillside house. Visual impact of the 11-foot high deck walls plus glass safety railing will be reduced by providing a three-foot high lower pool wall in front of it to capture the infinity pool water. The two walls provide relief from a single wall surface. Furthermore, the deck walls will be screened by landscaping as conditioned.

Scale and Proportion/Monumentality: The deck's design is integrated into the mass, scale and proportions of the existing house so that both follow the site's topography. The project's overall scale and proportions are diminished because the 11-foot high infinity pool walls are articulated into two wall planes and appear relatively proportional and symmetrical as viewed from the rear and side building elevations. The glass security railing on top of the deck is transparent and diminishes the deck's height.

3. Design and Detailing – A deck is being added to the rear of the existing hillside house with a built-in spa and pool with a glass security railing on top. The exterior materials for the deck structure and the pool will consist of a stucco color to blend with the hillside colors, a blue tile

vener on the visible infinity pool wall surface, gray ceramic tile material to provide a solid privacy wall adjacent to the spa and pool, and a glass security railing around the deck.

Finish Materials and Colors –

- Exterior/visible deck walls – stucco color to be earth-tone to match the surrounding hillside.
- Privacy walls – grey tile.
- Infinity pool wall – visible infinity pool wall to be a blue tile.
- Catch basin for infinity pool - stucco color to match the surrounding hillside.
- Guard rail – clear glass.

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 **July 29, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.glendaleca.gov/home/showdocument?id=11926>

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, Chris Baxter, 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.

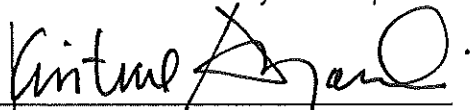
If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check

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, Chris Baxter, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baxter directly at 818-937-8162 or via email at cbaxter@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Urban Design Studio Staff

HH:ceb