

July 3, 2014

Sarkis Oganesyian
1025 N. Howard Street
Glendale, CA 91207

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PADR 1408177
1025 N. Howard Street**

Dear Mr. Oganesyian,

On July 3, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your administrative design review application to add a one- and two-story addition totaling 355 square feet and façade remodel to an existing two-story, 2,176 square-foot, single-family residence in the R1 Zone, Floor Area Ratio District II located at **1025 N. Howard Street**.

CONDITIONS OF APPROVAL

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

1. Shutters on the ground floor of the north (4) and south (10) elevations shall be removed to minimize the busy/cluttered appearance.
2. The size of the round window on the second floor of the west elevation shall be reduced and lowered.
3. All windows shall be installed recessed from the face of the wall and provided with wood sills, trim, and lintels as proposed and shown on the elevations.
4. The opening of the front entry is narrow to accommodate a door and two sidelights and result in a forced appearance. One sidelight shall be removed to achieve a more balanced appearance.
5. The four proposed dormers shall be removed to relieve the added mass at the lower roof to the north.

SUMMARY OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION:

Site Planning – The proposed one- and two-story addition will minimally expand the existing building footprint in the east-west direction in the portion of the residence that currently has a two-story volume. The site planning will be similar to the existing condition and consistent with other properties in the neighborhood due to the minor changes proposed.

Mass and Scale – The one- and two-story addition to the house will slightly change the mass and scale of the building. The existing second floor facing the street is currently set back from the first floor. The proposed addition will align the first and second floor. The overall massing and scale have been addressed through appropriate fenestration pattern, the use of a variety of cladding materials, and incorporation of a shallow horizontal trellis. The four dormers at the

roof of the one-story north wing appear cramped and somewhat out of proportion, adding unnecessary mass that will be experienced from both Howard and Dryden Streets. A condition is added that they be removed from the proposal.

Building Design and Detailing –The addition and façade remodel, while somewhat different from the existing appearance, will maintain the traditional appearance of the house. The changes, collectively, will lead to a cohesive, internally consistent design that is compatible with other traditionally styled homes in the neighborhood. The proposed cladding materials will add visual and textural interest to the design. The proposed windows are of high quality and will retain the important visual characteristics of the existing windows. The over-use of shutters, particularly on the ground floor, creates a busy appearance on the north and south elevations; these should be removed from the proposal. In addition, the round window on the second floor of the west elevation is over scaled and should be reduced in size and lowered.

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, Rathar Duong, at (818) 937-8185 or via email at rduong@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add to the first and second floor at the front and rear of the existing 2-story house totaling 355 square feet as well as the replacement of all windows and façade remodel. The subject lot is located within the R1 (Low Density Residential) Zone, Floor Area Ratio District II. The lot was developed in 1936 with a 2-story 2,176 square-foot house and detached garage. Through the proposed project, the appearance of the house will be improved and simplified into a more cohesive design, but will retain the existing Minimal Traditional style architecture.

The proposed addition on the ground floor will result in the enlargement of the living room and family room, create a new covered entry at the front, and add a pantry. The addition on the second floor will create a new master bedroom and a reconfigured floor plan.

CONTEXT

GENERAL PLAN: Land Use Element: Low Density Residential. The project complies with the intent and General Plan and Land Use Element and the Comprehensive Design Guidelines.

ZONE: R1-II (Low Density Residential) Zone, Floor Area Ratio District II.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: None.
- Historic Preservation: The staff reviewed the existing house with the City's Historic Preservation Planner. The house does not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and it is not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: This project is exempt from environmental review as a "Class 1 "Existing Facilities" exemption (Section 15301(e) (1) of the State CEQA Guidelines).

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1-II	Single-Family Dwelling
South	R1-II	Single-Family Dwelling
East	R1-II	Single-Family Dwelling
West	R1-II	Single-Family Dwelling
Project Site	R1-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, such as Minimal Traditional, Spanish Colonial Revival, and Ranch.

Comparison of 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	6,756 sq. ft.	6,125 to 8,237 sq. ft.	6,750 sq. ft.
Setback	25 ft.	25 ft. to 35 ft.	25 ft.
House size	1,948 sq. ft.	1,068 to 3,440 sq. ft.	2,531 sq. ft.
Floor Area Ratio	0.29	0.17 to 0.52	0.37
Number of stories	A mix of 1- and 2-story homes	1- and 2-story	2-story

1. **Site Planning** – The L-shaped house is located on a level pad and located towards the front of the lot with a detached garage located at the rear. The proposed addition will slightly elongate the footprint of the house in the east-west direction. At the front façade, the addition will extend over an existing one-story projection, therefore having no impact on the site plan. The existing one-story portion that encompasses the living room will not be affected by the project. Similarly, the addition will not impact the existing setback along the side and front. The existing site planning will remain consistent in regards to other properties in the neighborhood.

Building Location: The proposed addition will not change the locations of the existing buildings on site. The lot is developed with two buildings: a 2-story house and detached 2-car garage at the rear. The addition will slightly extend the house's footprint in the east-west direction on the portion that currently has a two-story volume.

Landscaping, Yards and Usable Open Space: Forty percent of the property will remain landscaped primarily with grass as well as an assortment of shrubs and small trees. An existing pool is located at the rear yard. Due to the small addition on the ground floor, the existing landscape will be minimally affected.

Garage Location and Driveways: The existing garage meets the minimum size for a 2-car garage. It is detached and located at the rear of the property. The garage is accessed by a decorative driveway surface with brick ribbon.

Site Walls: The rear and sides of the property are enclosed with an existing 6-foot high block wall. No walls or fences exist in the front setback.

- 2. Mass and Scale** – The existing 2-story, 2,176 square-foot house is L-shaped in plan. The overall mass of the house is broken up into a 2-story volume and a 1-story volume. The second floor along the front elevation is currently set back from the first floor about 6 feet, 6 inches. The addition at this location will align the first and second floor facades, placing somewhat more mass toward the street. This will be mitigated by the façade's design and the maintenance of the gable-on-hip roof form, which will pull the high point of the roof away from the façade. The massing is also compatible with other homes in the vicinity, suggesting that it will not overwhelm the street or the adjacent home. At the rear elevation, the current second story is slightly cantilevered over the first floor. The new rear façade will be flush at both levels and extend several feet toward the rear, increasing the massing at this area in a manner that will not have a significant impact on adjoining lots. The limited size of the additions and the overall design of the remodeling project help mitigate the impact of the small changes in overall massing and be consistent with the design guidelines.

Relate Buildings to Existing Context: The relationship between the building and its context will not change in any significant way. The building's placement on the site and height will remain the same as the existing condition. There will be no changes to the existing setbacks, detached garage and driveway location.

Scale and Proportion/Monumentality: The small additions will not significantly affect or modify the existing mass, scale, and proportions of the residence. The existing height is 24 feet, 9 inches and will remain unchanged.

Roof Forms: The two-story portion of the house currently features a street-facing gable above a shallow one-story projection and a gable-on-hip roof above the second floor. The one-story wing projecting to the north has a side-facing gable. The proposed addition would result in the elimination of the street-facing gable on the ground floor. The shape of the second-floor roof will be retained, but it will be extended over the front and rear additions, somewhat enlarging its profile. This change is consistent with the proposed design and reflects a modest deviation from the current condition. The roof form at the one-story wing will remain. The proposal, however, calls for the construction of four roof dormers, two each at the front and rear slopes. These appear to be cramped and somewhat out of proportion, adding unnecessary mass that will be experienced from both Howard and Dryden Streets. A condition is added that they be removed from the proposal.

Design and Detailing – The style of the existing residence is a hybrid of several traditional design modes. The additions and façade remodel, while somewhat different from the existing appearance, will maintain the traditional aesthetic. The changes, collectively, will lead to a cohesive, internally consistent design that is compatible with other traditionally styled homes in the neighborhood. The inclusion of a stone veneer base, siding, shutters, dormers, and trellis detail along the front, side, and rear add visual and textural interest to the design. The existing horizontal siding under the north-facing gable will be retained. The proposed windows are of

high quality and will retain the characteristics of the existing windows, including their placement within the wall and the presence of external muntins. The over-use of shutters, particularly on the ground floor, creates a busy appearance on the north and south elevations; these should be removed from the proposal. In addition, the round window on the second floor of the west elevation is over scaled and should be reduced in size and lowered.

Windows and Doors –

- New fiberglass windows and French doors will be installed in the new addition area. The existing windows will be replaced with new fiberglass windows. All single hung windows will have external grid pattern, and installed recessed from the face of the wall or as block frame. Wood sills and trim will be provided as well as lintels above window and door openings. The majority of the windows will be provided with fiberglass shutters. While shutters are appropriate to the traditional style architecture, their consistent installation at almost all windows will create a cluttered and busy appearance, particularly along the north and south elevations. This appearance is further exaggerated by the shutters on the ground floor due to their close proximity to the stone veneer base. Removing four and ten shutters on the north and south elevations, respectively, will resolve the busy visual impact and create a more subdued appearance.
- The round window on the second floor of the west (rear) elevation appears out of proportion and in an awkward location. This window should be reduced in size and placed lower on the wall.
- A new entry door with two sidelights will replace the existing single door. According to the floor plan and elevation, the 6'-6" opening appears too narrow to accommodate a door and two sidelights. Removal of one of two sidelights will improve the design of the entry.

Finish Materials and Colors –

- Asphalt shingles will be installed to match the existing shingles.
- Stucco, siding and stone veneer will clad the exterior walls and chimney.
- New fiberglass windows with external grid pattern and shutters.

Paving Materials –

- There are no changes to the existing paved areas, or driveway.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

- 1. The architectural style of the house is English Revival, but is incorrectly identified by staff as Minimal Traditional, which may lead to inappropriate decision on the design.**

The existing house borrowed its design traditions from different architectural styles as evidenced by the combination of clipped and gable roof design, various cladding materials such as siding in the gables, brick veneer, and stucco, and the interrupted roofline created by some windows. As demonstrated in this case, the project's success in creating and achieving a cohesive design that is internally consistent and in keeping with the traditional appearance of many of the area's homes. Remodeling projects such as the subject proposal are guided by the application of the Residential Design Guidelines, ensuring the resulting design is compatible with the overall appearance of

the neighborhood even if it alters the current appearance of the property. An incorrect or incomplete assessment of the property's architectural style(s) in no way has affected the City's ability to apply the Guidelines and assess the current proposal.

2. The proposed addition and new dormers to the front façade increase the mass of the house along the street.

The addition at the front is a modest 175 square-foot expansion of the upper floor that is currently offset from the ground floor by 6'-6". Due to the small area, if the addition is set back from the first floor similar to the existing appearance, it will create other unresolved design issues, such as the roof design between the two levels. The new trellis detail, change in material between the first and second floors, and fenestration help resolve the perceived mass resulting from the small addition at the front. Staff agrees that the proposed dormers appear somewhat cramped on the roof of the one-story wing and add unnecessary mass to the overall composition; a condition is added to this decision letter calling for their removal from the proposal.

3. The proposed fiberglass windows along the front elevation should be replaced with wood windows since they are visible from the public right-of-way.

The Design Review Board consistently approves, and in many cases recommends, the use of fiberglass windows for remodeling and new construction projects. There is no provision in any City design guidelines, including those for historic districts, that mandates wood windows be replaced with new wood windows. Staff finds the proposed fiberglass windows to be of high quality and to be consistent with all City design policies and goals.

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 18, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

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, Rathar Duong, 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, Rathar Duong, for stamp and signature prior to submitting for Building plan check. Please contact Rathar Duong directly at 818-937-8185 or via email at rduong@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development


Urban Design Studio Staff

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