

May 30, 2014

Vicky Barbieri  
The Heritage Group  
135 S. Jackson Avenue, STE 202  
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW  
CASE NO. PDR 1402521  
1442 Virginia Avenue**

Dear Ms. Barbieri,

On May 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 add 1,474 square feet to an existing 1,512 square foot single-story home that will include a new 678 square foot second story, a new 206 square foot outdoor patio and a new 98 square foot deck in the R1 Zone, Floor Area District I located at **1442 Virginia Avenue**.

#### **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. Simplify roof and gable design at southeast façade of the rear addition. Consider incorporating a shorter roof with a nested gable to span the width of the addition.
2. Clearly identify the trash area location on the site plan.
3. Clearly identify mechanical equipment (HVAC) on the ground level and show this information on the site plan.
4. The stucco must be a smooth finish; the proposed sand finish is not consistent with the style of the home.

#### **SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION**

**Site Planning** –The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines. The existing neighborhood is a mixture of one and two story homes. The proposed addition is located at the rear of the property and is an expansion of the existing one-story home and a new second story. The proposed second story addition is consistent with other two-story homes in the neighborhood.

**Mass and Scale** –The proposal's sensitivity to height, roofline, mass and scale will be consistent with the existing building, the neighborhood and the City's Design Guidelines. The proposed addition is an expansion of the existing first-floor and a new second-floor that is significantly set back from the street. The increased mass is also mitigated by the presence of large two-story homes to either side of the subject property.

**Building Design and Detailing** – The proposed design and detailing is comprised of good quality materials, colors and details and appears internally consistent with the existing architecture of the home. The proposed addition complements the existing house and the neighborhood and will be consistent with the intent of the Design Guidelines. The proposed design will alter the style of the existing house to some degree, but the design is internally

design will alter the style of the existing house to some degree, but the design is internally consistent and the new appearance will be in keeping with the traditional styles found throughout the neighborhood.

**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, Vista Ezzati, at 818-937-8180 or via email at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov).**

### **PROJECT ANALYSIS**

**PROJECT DESCRIPTION:** The applicant is proposing a 796 square-foot first-floor addition and a 678 square foot second story addition to an existing 1,512 square-foot one-story single family home. The proposed addition will be located to the rear of the property and will also include a new 206 square foot outdoor barbeque area and a new 98 square foot deck on the second floor. The proposed addition will consist of an enlarged dining room, a new kitchen, a new laundry room, two new bedrooms with bathrooms and closets, and a new master bedroom suite on the second floor. The house addition will match the existing architecture, colors and materials.

### **CONTEXT**

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

**ZONE:** R1-I – Low Density Residential, Floor Area Ratio District I

### **ENVIRONMENTAL CONSTRAINTS:**

- **Indigenous Trees:** There is an existing oak tree located within 20 feet of the subject property and is located along the Parkway facing Virginia Avenue in the Public Right of Way.
- **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:** The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301.

### **NEIGHBORING ZONES AND USES:**

	Zoning	Existing Uses
North	R1-I	Single Family Dwelling
South	R1-I	Single Family Dwelling
East	R1-I	Single Family Dwelling
West	R1-I	Single Family Dwelling
Project Site	R1-I	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 functional and conventional styles including the immediate area which is primarily one-story, Spanish, Traditional, Ranch and Tudor style homes.

**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	13,157 sq. ft.	7,155 to 23,013 sq. ft.	10,140 SF
Setback	19 ft.	25 ft. to 65 ft.	32'
House size	2,401 sq. ft.	1,784 to 3,262 sq. ft.	2,995 SF
Floor Area Ratio	0.19	0.11 to 0.27	0.29
Number of stories	75% of homes are single-story	1 to 2-story	2

**1. Site Planning** – The house is located on a relatively level pad along North Virginia Avenue in the Glenwood Neighborhood. The 796 square-foot first-floor addition and 678 square foot second-floor addition will be located at the rear of the property. As noted below, there are changes proposed for the landscaping and garage. The existing driveway will remain unchanged with the exception of new paving being proposed within a portion of the driveway that is outside of the front setback area. Approximately 42.3 percent of the site will be landscaped including a new landscaped area in the rear yard that will replace the existing tennis court. The existing swimming pool is located in the backyard to the east side of the house.

**Lot Coverage:** The proposed lot coverage will be 30 percent, which is less than the 40 percent Zoning Code lot coverage maximum for this zone.

**Landscaping:** Approximately 42.3 percent of the lot will be landscaped which, exceeds the 40 percent minimum required.

**Parking (including driveways):** The applicant is proposing to remodel the existing detached garage to include a new 16 foot wide door to meet code as noted in the proposed drawings.

**Site Walls:** No changes to the site walls.

**Privacy:** The second-story addition is setback the minimum required five feet from the northerly neighbor's property and will be overlooking the neighbor's existing garage with a second story living area.

**2. Mass and Scale** – The 796 square-foot first-floor addition and 678 square foot second-floor addition will be located at the rear of the property, appropriately placing the new mass away from the street and allowing it to be almost totally obscured from the street by the existing roof. The proposal will increase the overall height of the existing single family home, however, the second story addition is set back approximately 42 feet from Virginia Avenue which reduces massing concerns that typically arise with new second story additions. The increased mass is also mitigated by the presence of large two-story houses to either side of the subject property.

The proposed massing is compatible with the existing house, is consistent with the Design Guidelines and appropriate to the neighborhood.

**Building Height:** The existing overall height of the building is 19'-6" and the proposed overall height of the building with the addition will be 23'-4".

**Setbacks:** No changes to the setbacks, except at the east side of the property. The addition is setback 30-feet, two-inches which exceeds the four foot minimum requirement.

**Floor Area Ratio:** The new floor area ratio will be 0.295 which is less than the maximum allowed 0.30 in the code.

**3. Design and Detailing** – Along with the proposed addition, the existing house will be somewhat remodeled to give it more architectural detail and enhance its overall appearance. New windows, window trim and shutters will be added. Decorative brackets at the gable peaks, along with roof finials and a cupola will also be added. This new work will alter the style of the existing house to some degree, but the design is internally consistent and the new appearance will be in keeping with the traditional styles found in the neighborhood. The design and detailing of the 796 square-foot first-floor addition and 678 square foot second-floor addition is consistent with the new style of the remodeled house. The addition's asphalt shingle roof, stucco, wood trim and windows propose to match the new design. Overall the detailing reinforces the building design. The new windows will blend in with the existing ones while also meeting the window design guidelines.

**Textures:** The proposed finishes and materials will provide a varied textural interest, which will include:

- Stucco – La Habra 16 Silver Gray to match existing
- Wood Trim – White to match existing
- Roof – Timberline – Charcoal asphalt shingle to match existing.
- Wood Frame Windows – Combination of fixed and casement white windows.

**Quality of Materials:** The proposed finishes, materials and colors appear to be of a high quality and are appropriate to the existing architecture.

**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 **June 16, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

**APPEAL FORMS available on-line:**  
<http://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, Vista Ezzati, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov).

Sincerely,

HASSAN HAGHANI  
Director of Community Development

  
Urban Design Studio Staff

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