
July 2, 2014

Applicant:

Haik Patian
607 S. Hill St. #537
Los Angeles, CA 90014

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1406247
2466 FLINTRIDGE DR.**

Dear Mr. Patian,

On July 1, 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 a 295 square foot addition at the first floor; a 75 square-foot addition to the master bedroom at the second floor; to alter the exterior by adding horizontal wood siding to various elements of the house; add pop-outs to create visual interest for the walls; add stone veneer at the base of the planter in front of the living room; and install a new roof to a 3,182 square foot single-family residence in the R1R (Restricted Residential) Zone, Floor Area District III, located at 2466 Flintridge Drive.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning –The proposed addition of the garage will not result in significant change to the existing site plan. Access will be via the existing driveway. The project appears consistent with the character of the neighborhood and the intent of the Design Guidelines.

Mass and Scale –The proposed additions will not change the overall height of the building. The roof form at the second story will not change at all and the addition of the garage is a modest change to the overall mass and scale of the house. Overall, the project's mass and scale will be consistent with the neighborhood and the City's Design Guidelines.

Building Design and Detailing – The façade of the house will be altered with the addition of horizontal siding in select areas, pop-outs to create visual interest and texture, and a stone veneer around the base of the entrance. New stucco will be applied to the walls and new roof shingles will be applied. Overall the result is a modern, contemporary appearance. The detailing is comprised of good quality materials, colors and details and appears internally consistent with the architectural scheme. The proposed additions and alterations complement the existing house and the neighborhood and will be consistent with the intent of the Design Guidelines.

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, Jeff Hamilton, at 818-937-8157 or via email at jhamilton@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing a 295 square-foot garage addition at the first floor and a 75 square-foot addition to the master bedroom on the existing second floor. Both additions are on the south side of the house which is located at the intersection of Flintridge Drive and Paseo de Cima. With the additions, the floor area of the house will increase from 3,182 square feet to 3,452. The exterior of the house is being revised to give it a modern, more contemporary appearance by adding horizontal wood siding to various elements of the house, pop-outs to create visual interest for the walls, stone veneer at the base of the planter in front of the living room, a new paint scheme, and a new roof.

The area on the second story is an existing balcony that will be enclosed. The new garage will be tucked partially under the existing balcony.

CONTEXT

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

ZONE: R1R III, Restricted Residential

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: Exempt.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1R III	Single Family Dwelling
South	R1R III	Single Family Dwelling
East	R1R III	Single Family Dwelling
West	R1R III	Single Family Dwelling
Project Site	R1R III	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 contemporary styles. They are primarily two-story 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	14,317 sq. ft.	8,730 to 49,658 sq. ft.	12,400 sq. ft.
Setback	29 ft.	15 ft. to 120 ft.	17 ft. 6 ins.
House size	3,639 sq. ft.	2,734 to 4,538 sq. ft.	3,452 sq. ft.
Floor Area Ratio	0.32	0.07 to 0.50	0.28
Number of stories	All homes are 2-story	2-story	2-story

1. Site Planning – The house is located on a site that slopes from north to south, dropping some 45 feet from the north to the south side of the house. The house sits on a large graded pad near the center of the lot which is located on a street intersection. The proposed 295 square-foot garage addition on the south side of the home will be visible from both streets. The 75 square-foot addition off the master bedroom on the south side of the existing second story will also be visible from both streets. A new patio cover will be constructed on the north side of the home in the back yard. No changes are proposed for the landscaping or driveway. Approximately 50 percent of the site is landscaped with visible planting areas located along both streets. The additions will not result in a significant alteration to the existing site plan.

Lot Coverage: The proposed lot coverage will be 22.5 percent, which is less than the 40 percent Zoning Code lot coverage Code maximum for this zone.

Landscaping: Approximately 50 percent of the lot will be landscaped which, exceeds the 40 percent minimum required.

Parking (including driveways): There are no changes to the driveway.

Site Walls: No changes to the site walls.

Privacy: The second-story addition faces both Flintridge Drive and Paseo de Cima. It is a small office connected to the master bedroom. A window is proposed to face Flintridge Drive. The additions will not impact the privacy of any neighbors.

2. Mass and Scale – The garage addition and the small second story addition do not significantly change the roofline, building mass, or proportionality. The garage will be tucked under the existing balcony. The balcony is being enclosed to use as an office. The overall height of the house won't change. The additions are well integrated to match the existing house and are consistent with the Design Guidelines.

Building Height: No change to the building height.

Setbacks: With the addition of the single-car garage, the street front setback will be reduced from approximately 31 feet to 17 feet 6 inches. There are no other changes to the setbacks.

Floor Area Ratio: The new floor area ratio will be 0.28 which is less than the maximum allowed 0.40 in the code.

3. Design and Detailing – The exterior of the house is being altered from the semi-Tudor style to a simpler, more contemporary style. The new style is appropriate to the overall form of the house and will also be compatible with the neighborhood which features a variety of styles applied to houses with similar massing. The existing wood siding will be removed and new stucco applied. New siding will be added around the garage door, around the living room and upstairs master bedroom windows and on the new garage. A shallow wall pop-out will be added to the westerly upstairs wall and a deeper one around the garage. Finishing these areas with siding helps integrate the overall design and detailing of the house. New aluminum garage doors with bronze anodized frames and frosted glass emphasize the contemporary appearance. New stone veneer at the base of the living room and around the chimney adds interest to the elevations. A new composition shingle roof will replace the existing roof. Overall the detailing reinforces the building design. All the existing windows will be retained. New tan vinyl windows will be added to the front façade in the additions. The new windows will appear consistent with the other windows.

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

- Stucco – La Habra 16 “Silver Clay”
- Wood Trim – Benjamin Moore 1600 “Timber Wolf”
- Wood Siding – Western Red Cedar
- Roof – Davinci Single Width Valor “Light & Medium Autumn”
- Stone Veneer – SparkStone “Dusty Rose”

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 said decision to the Planning Commission 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 imperfections/incompleteness 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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **July 17, 2014** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

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

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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, Jeff Hamilton, 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, Jeff Hamilton, for stamp and signature prior to submitting for Building plan check. Please contact Jeff Hamilton directly at 818-937-8157 or via email at jhamilton@glendaleca.gov

Sincerely,

HASSAN HAGHANI
Director of Community Development


Urban Design Studio Staff

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