

August 27, 2014

Applicant:

Alexander Vartan
P.O. Box 1391
La Cañada, CA 91012

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1410735
2912 Cañada Blvd.**

Dear Mr. Vartan,

On August 27, 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 proposing to add a 380 square-foot, single-story addition to the street front of an existing 1,578 square-foot, one story single-family house in the R1 Zone, Floor Area District II located at **2912 Cañada Blvd.**

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:

CONDITIONS:

1. Front entry door glazing shall be simplified and in keeping with the ranch style of the house.
2. Set back the addition three feet along the north side facing Willow Drive, thereby, introducing a usable front porch.
3. Modify the fenestration at the west elevation (front of the house) by introducing three separate openings.
4. Remove the "curtain" located at the north side of the house towards the rear.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The site planning is consistent with the character of the neighborhood and the intent of the Design Guidelines for the following reasons: The addition is appropriately located on the site, the overall existing site plan conditions will remain and the project is consistent with the general neighborhood pattern. The addition will not alter the existing front and street side setback and will not raise any privacy concerns.

Mass and Scale – The proposal's sensitivity to height, roofline, mass and scale of the existing one story house as well as the overall neighborhood character will be consistent with the existing

building, the neighborhood and the intent of the Comprehensive Design Guidelines. As proposed, the existing overall height of the house, the existing roof design and the existing silhouette of the house will not change. The house is and will remain one story. The applicant has made an effort to minimize any appearance of inappropriate building mass articulating the façade through the fenestration, building details and appropriate architectural treatment and breaks in the building plane.

Building Design and Detailing – The addition has been designed to be an extension of the existing Ranch style house in terms of color, material, window configuration and design. The proposed windows will be single- and double-hung white vinyl windows with external muntins, set within wood frames with wood sills. The proposal's design and detailing are comprised of good quality materials, colors and details, and will be internally consistent with the existing architecture and compatible with the design character of neighboring homes and 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, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

PROJECT ANALYSIS

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

ZONE: R1 (FAR 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: CEQA Status: Exempt per CEQA Guidelines, Section 15301, Class 1 Existing Facility.

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 in November 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:

	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	6,578 sq. ft.	4,882 to 9,600 sq. ft.	6,541 sq. ft.
Setback	26 ft.	25 ft. to 30 ft.	30 ft.
House size	1,608 sq. ft.	884 to 3,219 sq. ft.	1,958 sq. ft.
Floor Area Ratio	0.24	0.13 to 0.40	0.30
Number of stories	90% of homes surveyed are 1-story	1 & 2 stories	1-story

Site Planning – The existing 1,578 sq.ft. house is located on a corner lot of Willow Drive and Cañada Blvd. The 380 sq.ft. addition involves legalizing an unpermitted conversion of the covered front porch into floor area. In addition, a new 48 square-foot front entry porch is proposed on the street side, facing Willow drive. Once the addition is completed, the overall house area will be 1,958 square feet. The addition will not alter the existing front set back of 30 feet nor the street side setback of seven feet since the addition is located beyond, i.e, outside the existing setback areas. The existing, detached two-car garage is accessed off a driveway on Willow Drive and will remain “as is”. The new addition will be highly visible from both streets. The site plan is consistent with the placement and construction of other residences and garages in the neighborhood and with the intent of the Design Guidelines.

Building Location: The single-story addition is located on the northwest corner of the house. The addition will be set back 33 feet from the front property line and 11 feet to the front porch column on the street side property line along Willow Drive. The existing detached garage and rear yard area will remain “as is”.

Landscaping, Yards and Usable Open Space: Code requires a minimum 40% landscaping. A total of 42% of the property will remain landscaped. The size of the usable yards and open space will be reduced to accommodate the new addition to the house, yet the yard area locations will be similar to the existing condition.

Garage Location and Driveways: The proposed detached, two-car garage facing Willow Drive is consistent with the typical location of garages in the neighborhood. No changes are proposed to the garage or driveway.

Site Walls: No changes to the fences and walls are proposed at this time.

2. Mass and Scale – The 380 sq.ft., single-story addition’s height, roof pitches, building mass and proportion match the existing house. The proposed low-profile massing for addition is compatible with the existing house and is consistent with the Design Guidelines. The addition will be appropriately articulated through the use of fenestration, breaks in wall plane, architectural treatment at the side facing gable and new porch.

Relate Buildings to Existing Context: The single-story addition to the existing house will continue the same roofline form and design as the existing single-story house. No changes to the setbacks are proposed to the street front and interior sides of the house.

Scale and Proportion/Monumentality: The proposed house addition is comparable to the existing mass, scale and proportions. The addition to the existing house will not change its overall height of 14'-10" feet.

Roof Forms: The pitched roof form and slope for the house addition will match the existing house.

3. Design and Detailing – The intent of the proposal is to provide a reasonable addition to the house that will match the existing house's architecture and materials.

Windows and Doors –

- The addition will have white vinyl block-frame, double-hung or single-hung windows with external muntins, as depicted on the submitted elevation plans. The windows will be recessed within wood frames and have wood sills. The new windows on the addition only, will be compatible with the window operation and installation typical of Ranch style homes of this era. A condition will be added to ensure the proposed front entry door glazing shall be simplified and in keeping with the ranch style of the house.

Finish Materials and Colors –

- Asphalt shingles will be installed to match the existing shingles.
- La Habra stucco will be applied to the addition to match the existing building exterior treatment and color.
- Wood fascia and siding on the gable (design, style and color) are proposed to match the existing.

Paving Materials –

- No changes are proposed to the hardscape and driveway.

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 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 **September 11, 2014**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5:00 pm.

APPEAL FORMS available on-line: 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. Visit us.

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, Milca Toledo, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Urban Design Studio Staff
HH:JP:mt