

December 1, 2014

Atelier Architects
13743 Ventura Blvd Unit No. 220
Sherman Oaks, CA 91423

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1418452
3030 Emerald Isle Drive**

Dear Sirs,

On November 26, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your administrative design review application to construct a new 1,064 square-foot first and second story addition, and a new third car garage to an existing 2,852 square-foot, two-story house that is located on a pad on a hillside property. The building's architectural style will change from a Contemporary Tudor design to a Spanish Eclectic design.

CONDITIONS OF APPROVAL

1. Use external grids on new and replaced windows and doors.
2. Use precast concrete or EIFs (not foam) for door and window surrounds. Submit detail of proposed eave.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The existing two-story house and two-car garage are located on a level pad of an irregularly shaped 15,380 square foot hillside lot with an overall slope of 22 percent. The property slopes downward to the east and south sides of the site and upward to the north. The total house square footage will increase 1,064 square feet from 2,852 square feet to 3,916 square feet. A new third car garage is required because of the increased house floor area. The swimming pool and useable open space located in the rear yard will remain.

The addition meets the intent of the Design Guidelines for site planning purposes because it will be constructed at the north end of the existing pad against the uphill slope which positions the addition below the neighboring property and which will provide the least visual impact to it. A portion of the existing uphill slope will be excavated to extend the pad for the house and third car garage addition. Drought-tolerant landscaping is proposed and planting areas will be added to partially screen a retaining wall which is required to prepare the hillside slope for the new construction. The swimming pool and useable open space located in the rear yard will remain. The new garage will be fully accessible from the street via the existing driveway.

Mass and Scale – The addition to the first and second floors, including the third-car garage, is primarily located at the north end of the existing two-story house adjacent to the uphill slope. The 1,064 square foot addition to the first and second floors includes 552 square feet to the first floor and 512 to the second floor. Because many of the homes in this neighborhood exhibit

floor and 512 to the second floor. Because many of the homes in this neighborhood exhibit characteristics of mansionization, the guidelines focus less on reducing height and bulk, and focus more on developing high-caliber homes that use quality materials and reflect in proportion designs to one another. Additionally, the guidelines aim to minimize the visual and aesthetic impact of single-family development in the hillsides. The proposed addition, including its roof form, meets the intent of the Design Guidelines because the massing and proportions blend well with the existing building form, it is built toward the site's uphill topography at the north end of the property, and it is compatible with the massing of neighboring homes.

Building Design and Detailing – The exterior of the house will be completely remodeled from a Contemporary Tudor design to a Spanish Eclectic design. As proposed, the overall design and detailing will be consistent with the intent of the Design Guidelines because the new colors, materials and finishes are consistent with the selected design and it is compatible with the character of the neighboring hillside homes. Conditions are proposed to require exterior grids on windows and doors where applicable, to substitute precast foam door and window surrounds and eave and corbel foam molding with concrete or cement moldings and to submit a roof eave detail to further ensure a high quality of design.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add 1,115 square feet to the front of the existing 1,982 square-foot, one-story medical office building for a total of 3,097 square feet. The addition will consist of a reception and waiting area, changing room, and operating room (with storage area). The addition will complement the existing architecture and materials.

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-III Restricted Residential.

ENVIRONMENTAL CONSTRAINTS:

- CEQA Status: Exempt per CEQA Guidelines, Section 15303, Class 1, Existing Facility.

RELATED CONCURRENT PERMIT APPLICATION(S):

- Standards Variance Case No. PVAR 1418455 – Approved with conditions on October 20, 2014.

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 big-box houses in this Chevy Chase Canyon neighborhood share similar massing forms and contemporary interpretations of traditional designs.

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	13,432 sq. ft.	8,280 to 24,970 sq. ft.	15,380 sq. ft.
Setback	32 ft.	20 ft. to 110 ft.	21 ft.
House size	2,839 sq. ft.	2,410 to 3,417 sq. ft.	3,916 sq. ft.
Floor Area Ratio	0.23	0.10 to 0.34	0.25
Number of stories	100% of homes are 2-story	2-story	2-story

1. Site Planning – The existing two-story house and two-car garage are located on a level pad of an irregularly shaped 15,380 square foot hillside lot with an overall slope of 22 percent. The property slopes downward to the east and south sides of the site and upward to the north. The total house square footage will increase 1,064 square feet from 2,852 square feet to 3,916 square feet. A new third car garage is required because of the increased house floor area. The swimming pool and useable open space located in the rear yard will remain.

Building Location: The first floor and second floor additions include: the new third-car garage and extensions to the dining room, entry area, TV room and loggia at the first floor, and the bedrooms, balcony and master bathroom and closet at the second floor. These additions are primarily located at the north end of the property against the uphill slope and are sensitively located away from the neighboring properties. The building pad will be enlarged to extend the pad for the addition and new garage. Retaining walls will be used to create this area and landscape planters will partially screen it.

Landscaping, Yards and Usable Open Space: The usable open space and yard will remain substantially the same as the existing condition except at the north side of the house where the addition will be located. Fifty-five percent of the property will be landscaped. New landscape planters added adjacent to the driveway will provide a screen to the new retaining wall constructed to create area for the addition.

Garage Location and Driveways: A new required third-car garage is proposed next to the existing two car garages and will be directly accessible from Emerald Isle Drive.

Privacy: The neighbor’s privacy will not be altered as the addition will be located at the north side of the subject property below the neighboring property with no direct uphill views into their house.

2. Mass and Scale – The addition, including the roof, is designed to continue the building’s overall massing and form. It is properly scaled, proportionately dimensioned and articulated to visually continue the existing house form even though the architectural style is changing.

Relate Buildings to Existing Context: The two-story addition will be primarily located at the north end of the existing two-story house with small floor area extensions at the east and west side of house and patios facing the backyard. The addition continues the

existing building's massing and features an appropriate use of balconies, wall articulation and roof design to fit within the overall massing of the existing building form and design.

Scale and Proportion/Monumentality: The proposed house addition and the new detached garage are comparable with the existing building's mass, scale and proportions. The remodel and roof form provides visual interest and is at an appropriate scale.

Roof Forms: The pitched 5-in-12 roof forms for the addition are appropriate to the overall massing of the house and its new architectural style.

- 3. Design and Detailing** – The addition meets the intent of the Design Guidelines through the consistent use of colors, textures and materials that reinforce the building's new Spanish Eclectic design. The new design complements the high level of quality found in this neighborhood with houses that share similar massing forms and contemporary interpretations of traditional designs.

Finish Materials and Colors – The following finishes and materials are appropriate for the proposed design:

- Roof tile: Two piece Spanish tile – Redland Clay Tile, Palmaila and Peach Flash Blend.
- Stucco: Hand troweled smooth finish textured stucco – Dunn Edwards DE5283 August Morning.
- Moldings, including door and windows: Precast – Dunn Edwards DE5274 Candlestick Point.
- Eaves and corbels: Precast concrete or cement – Dunn Edwards DE5274 Candlestick Point.
- Front door: Wood – Cherry color – smooth clear WP Alder Series.
- Garage door: Wood - Cherry color – smooth clear WP Alder Series.
- Window: Wood - Cherry color – smooth clear WP Alder Series.
- Wood trims and rafters – Cherry color – smooth clear WP Alder Series.
- Railing – Wrought iron railing.
- Metal gutters and downspouts – Copper – OGEE shape gutter

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 **December 16, 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, Kathy Duarte, 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 re-submittal 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at kduarte@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Urban Design Studio Staff

HH:KWD