

April 20, 2015

Scott Ernster
3437 Mevel Place
La Crescenta, CA 91214

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1426652
3437 Mevel Place**

Dear Mr. Ernster,

On April 20, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application to construct a 1,221 square-foot one story addition to an existing 1,240 square-foot one story house in the R1 (Low Density Residential) Zone, Floor Area Ratio District II, located at 3437 Mevel Place

CONDITIONS OF APPROVAL

1. New windows will be recessed with painted wood trim and sills to match existing.
2. Stucco color and texture of the addition to match that of the existing structures.
3. Roof color and material of the addition to match that of the existing structures.
4. Existing trees to remain.
5. Reduce overall height of proposed addition from 20 feet to a maximum of 18 feet.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The existing one-story house and detached two-car garage (with 60 square feet of living space) are located on a 12,048 square foot gently sloping uphill lot. The total house square footage will increase 1,221 square feet from 1,496 square feet to 2,717 square feet. No additional garage space is required because the house floor area is below 3,499 square feet. The existing house is setback 52 feet from the front property line providing a large front yard. Also, there is a large side yard as the existing house is setback 32 feet from the west interior property line. The addition will connect the existing house and detached garage.

The proposed project meets the intent of the Design Guidelines for site planning because the majority of the addition will be constructed behind the garage with little visual impact. Additionally, the existing house has a larger front setback than other homes in the neighborhood and is upslope from the street. The existing landscaping was recently planted. Additional drought tolerant planting areas will be added to the landscape in front of the garage living space on the east side of the garage and also along both edges of the front door entry path. The large front and side yards will remain. The existing garage will remain fully accessible from the street via the existing driveway.

Mass and Scale – The addition to the first floor is primarily located behind the existing garage. It 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. The highest point of the addition’s roof line will be below the neighboring upslope property.

Building Design and Detailing – The architectural style of the house will remain similar to the existing. The Craftsman style influence of the new front entrance will distinguish the front of the house. As proposed, the design and detailing will be consistent with the intent of the Design Guidelines because the colors, materials and finishes are proposed to match the existing house; and the home is compatible with the character of neighboring homes.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to construct a 1,221 square-foot one story addition (primarily to the rear) of an existing 1,240 square-foot one story house that has a 256 square foot basement and detached 560 square foot garage. The total square footage of the house is proposed to be 2,717 square feet and will attach the house and garage. The property is located on a 12,048 square foot lot in the R1 (Low Density Residential) Zone. The addition will complement the existing house in terms of mass and scale, architectural style and materials.

CONTEXT

GENERAL PLAN: Land Use Element: Low Density Residential. The proposal complies with the Zoning Code and General Plan and Land Use Element.

ZONE: R1 Low Density Residential, Floor Area Ratio District II

ENVIRONMENTAL CONSTRAINTS:

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

RELATED CONCURRENT PERMIT APPLICATION(S):

- None

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. This property is located in the Crescenta Highlands neighborhood. This neighborhood features an eclectic mix of design styles. Setbacks, massing, garage location, sidewalks, curbs, street lights and utilities vary from street to street. New homes or additions are to be sensitive to the overall scale of the neighborhood and incorporate natural materials, but are not expected to mirror existing designs. 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.

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	7,992 sq. ft.	5,922 to 13,496 sq. ft.	12,048 sq. ft.
Setback	23 ft.	13 ft. to 90 ft.	32 ft.
House size	1,938 sq. ft.	858 to 3,050 sq. ft.	2,717 sq. ft.
Floor Area Ratio	0.25	0.11 to 0.40	0.23
Number of stories	44% of homes are 2-story	1 to 2-story	1-story

1. Site Planning – The existing one-story house with a basement and detached two-car garage (with 60 square feet of living space), are located on a 12,048 square foot gently sloping uphill lot. The total house square footage will increase 1,221 square feet from 1,496 square feet to 2,717 square feet. No additional garage space is required because the house floor area is below 3,499 square feet. The existing house is setback 52 feet from the front property line providing a large front yard. Also, there is a large side yard as the existing house is setback 32 feet from the west interior property line. The addition will connect the existing house and detached garage. The existing front and side yards will remain the same.

Building Location: The addition includes a family room, master bedroom, kitchen extension and new front entry. The addition is primarily located behind the existing garage, except for the narrow portion between the existing house and existing garage. This creates a new entry at the front of the house between the living room and garage, rather than the side of the house. The proposed family room and master bedroom are located behind the garage at the north end of the property. The addition will sit below the uphill neighbor to the north.

Landscaping, Yards and Usable Open Space: The existing landscaped front and west side yards will remain and additional landscaped areas will be added at the front entry and right side of the garage area. The west side yard will remain as is; and the rear yard will be reduced by 1,221 square feet to accommodate the new addition. The required minimum 40 percent landscape will be exceeded as the property will have 45 percent landscaped area.

Garage Location and Driveways: The existing garage and circular driveway will remain, except some “extra” concrete will be removed to add additional landscaping. No additional parking is required. The driveway is directly accessible from Mevel Place.

Privacy: The neighbor’s privacy to the north will not be altered as the addition will be located well below it. The addition facing the property to the east has two doors and no windows, and will be setback six feet from the property line. Most of the addition faces the neighbor’s rear yard. There are no changes affecting the west side of the property.

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.

Relate Buildings to Existing Context: The one-story addition will be primarily located behind the existing garage and will provide a new entry feature. The addition continues the existing building's massing, and it features an appropriate wall articulation and roof design to fit with the overall massing of the existing building form and design.

Scale and Proportion/Monumentality: The proposed house addition is comparable to 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 entry roof forms and 4-in-12 rear addition are appropriate to the overall massing of the house and its existing architectural style.

- 3. Design and Detailing** – The addition meets the intent of the Design Guidelines through the use of colors, textures and materials consistent with the existing house; and complements the high quality level of materials within the neighborhood. Design features are drawn from surrounding homes and include exposed beams, river rock, and Craftsman influenced hardware and lighting. All windows and doors of the addition will match the existing.

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

- Roof: Timberline Brand asphalt, Weatherwood color
- Stucco: Merlex P-1658 Mint Chip
- Front door: Wood – A.A.W. Inc., AC-701-BV
- Windows: Milgard Tuscany Series vinyl windows, white
- Wood trim: Benjamin Moore paint, Sage Mountain (1488)
- Decks and all exterior posts and beams: Benjamin Moore paint, Forest Floor (1498)

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

- 1. The height of the proposed addition is a concern to the adjacent neighbor as their property sits below the subject property.**

The subject addition on plans submitted with this application, meets the minimum 6 foot setback requirement from the east property line. The addition is sited behind the existing garage on an up-sloping site, and will connect the garage to the existing house. The floor elevation of the new addition will match that of the existing house and be over four feet above the garage level. The addition's height raised neighbor concerns for natural light. As a condition of approval staff is requiring a reduction in height for the addition by 2 feet from 16'-6" to 14'-6" measured from finished floor to the top of roof. This reduces the overall building height from 20' to 18' measured from the lowest point of the garage exposed above the ground surface to the highest point of the roof of the addition.

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 **May 5, 2015** 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: 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

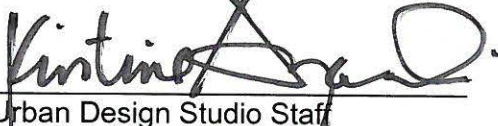
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Vista Ezzati, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and 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, 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

A handwritten signature in black ink, appearing to read "Kintina Duarte", written over a horizontal line.

Urban Design Studio Staff
HH:KA:KD