

April 11, 2017

Nareg Khodadadi
417 Arden Avenue, Suite 115
Glendale, CA 91203

**RE: 3459 SIERRA VISTA AVENUE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1781231**

Dear Mr. Khodadadi:

On April 10, 2017, 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 953 square-foot, single-story addition to the rear of an existing 1,086 square-foot, single-story residence (originally constructed in 1939) and to construct a new detached, two-car garage at the rear of the 6,561 square-foot lot, zoned R1 (FAR District II), located at **3459 Sierra Vista Avenue**.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The existing building footprint will be expanded at the rear and a new porch added to the front elevation in a manner consistent with the site planning of nearby properties.
- The existing attached, two-car garage will be converted to habitable space, while the interior corner of the house and the portion of the driveway in front of the prior garage will be filled in with two new bedrooms and bath. With the 953 SF addition of habitable space, the house will feature a new total area of 2,039 SF.
- A new detached, two-car garage is proposed in the north-west corner of the lot, with a straight driveway from Sierra Vista Avenue along the northerly interior property line. The reconfiguration is consistent with the dominant garage location pattern in Sparr Heights (detached and at the rear of the property), and includes the required 25-foot turning radius for the garage.
- Even with the new front porch, the front elevation will feature a generous 27'-5" setback from the front property line, maintaining a sense of openness to the street. The interior setback for the addition will be 4'-9", which is the same as existing, attached garage setback from southerly property line. These setbacks comply with Code.
- Except for the building footprint, new garage, driveway, 5' deep patio at the rear adjacent to the new addition and the new front porch and walkway, the remaining lot area will remain as existing or be landscaped with drought-tolerant landscaping.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The proposed one-story addition to the rear of the existing one-story residence is appropriately designed and integrated within the project, and is compatible with the surrounding one-story houses.
- The existing hipped roof will be modified to encompass the larger span across the rear addition; as such, the ridge will be relocated to the center of the residence and raised to a

new overall height of 14'-8", which is still well below the maximum 25-ft height limit in the R1 zone. The proposed roof pitch remains 3:12, which is consistent with the remaining portions of the roof.

- The overall massing of the raised-roofed, one-story project is still in keeping with the adjacent one-story houses on the north and south along Sierra Vista. The homes and building pads gently slope down from north to south along the street, so the heights of the one-story houses follow the topography. The massing of the project observes the gradual change in building pad and roof height along Sierra Vista, and fits within the surrounding context.
- The new front porch facing the street will help soften the front elevation, while the porch gabled entry and column configuration are well-proportioned within the façade (not monumental or out of scale).
- The project is proposed at the maximum lot coverage for the R1 zone (40%, or 2,600 SF), so no other additions or solid patio covers will be permitted.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The proposed style and detailing of project slightly harkens a more Craftsman flavor than the existing Minimal Traditional house, yet the design is not out of character with the surrounding residences. Such detailing is consistent around the building (and garage), and the style is compatible with the majority of houses in the Sparr Heights neighborhood.
- The proposed materials consist of Hardie horizontal siding, composition shingle roof, fiberglass block frame windows set within wood frames with wood sills, stone veneer porch and column base, as well as chimneys. The materials appear of high quality and will match the level of quality in the neighborhood.
- The Craftsman influences include the single hung, block-frame window in a four-over-one pattern and set within wood frames with wood sills and lintels (some are double sets of hung windows), as well as the new wood beam and bracing design of the front entry gable over boxed columns with stone veneer bases.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute full 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, Vilia Zemaitaitis, at 818-937-8180 or via email at VZemaitaitis@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

The Glendale Historical Society submitted a letter, dated April 2, 2017. Below are staff's responses to comments:

The property is located in the Sparr Heights Residential Neighborhood of the North Glendale Community Plan area where there is a mix of period architectural styles and neighborhood variety. The applicant's proposal is to remodel the existing Minimal Traditional façade to a more Craftsman-inspired design where the surrounding development features a significant number of traditional style stucco houses with minimal siding; there are a few English-inspired houses and Spanish Bungalows along Sierra Vista to the north and south of the project site, and a few Craftsman houses in the neighborhood. The applicant's proposal would still be in keeping with the surrounding character of the neighborhood because the mass, scale, and site planning are consistent with the surrounding development as discussed in the staff report. In addition, the neighborhood consists of predominantly one-story single-family dwellings; the applicant is not

proposing an increase in the number of stories for the subject property and aside from the front façade remodel, the project involves an addition at the rear of the existing residence that will not be seen from the street.

The City's Comprehensive Design Guidelines encourage originality, creativity, and diversity in design in order to avoid monotony. This principle is also echoed in the North Glendale Community Plan where innovative design solutions consistent with the spirit of the neighborhood are encouraged. The Design Guidelines outlined in the North Glendale Community Plan for the Sparr Heights Neighborhood also encourage a pleasing variety of home styles, with quality materials and detailing.

The applicant's façade remodel includes a change of style to an eclectic Craftsman-inspired design and the proposed entry porch would be consistent with the new style as far as placement, roof forms, and the overall design. The Craftsman influences include the single hung, block-frame window in a four-over-one pattern and set within wood frames with wood sills and lintels (some are double sets of hung windows), as well as the new wood beam and bracing design of the front entry gable over boxed columns with stone veneer bases. The City's Comprehensive Design Guidelines, as well as the North Glendale Community Plan, encourage entries to be well integrated into the overall design of the building and to be open and visible from the street; the proportions of the materials being used for the porch and stone and wood detailing are appropriate for the design and front façade, where many of the surrounding properties have a front porch entry that is consistent with their traditional style.

The Sparr Heights neighborhood is not a designated historic district. The City has a formal process for establishing historic districts. At the present time, no application for a historic district has been submitted for this neighborhood, nor has any formal discussion of establishing a district occurred.

As discussed above, and in the staff report, serious consideration was taken to determine if the design is compatible with the neighborhood.

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 Design Review Board 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 **APRIL 26, 2017**, 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

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, **Vilia Zemaitaitis**, 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, Vilia Zemaitaitis, for stamp and signature prior to submitting for Building plan check. Please contact Vilia Zemaitaitis directly at 818-937-8154 or via email at VZemaitaitis@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

PL:JP:vz