

September 13, 2017

Vicky Barbieri
135 South Jackson Street
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1705372
1936 Las Flores Drive**

Dear Ms. Barbieri:

On September 13, 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 construct a new 1,174 square-foot, one-story addition to an existing 1,698 square-foot, one-story single-family residence on a 15,120 square-foot lot in the R1R District II Zone, located at 1936 Las Flores Drive. The project will also remodel the existing Ranch house into a contemporary version of the Spanish Colonial Revival style. The project includes demolishing the existing two-car detached garage and constructing a new attached two-car garage in the western portion of the site. The staff report is attached.

CONDITIONS OF APPROVAL:

1. The design of the trellis within the front façade shall be revised to comply with the R1R minimum setback requirements.
2. Refine proportions and details of the wood trellis adjacent to the living room and better integrate the railing at the front living room porch.
3. The applicant shall clarify whether the new planter walls within the street-front setbacks exceed 18 inches and revise these features, if necessary, to comply with setback requirements.
4. The window detail shall be revised such that windows are recessed into the walls of the residence and wood sills are installed below each window.
5. The location of the brick veneer around the garage area shall be redesigned so that it terminates in an appropriate location.
6. The applicant shall submit revised drawings showing the location of trash storage and downspouts for review and approval by staff.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning:

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The residence is located at the end of a cul-de-sac on an already-graded pad.
- The majority of the proposed addition will be located away from the neighbor to the east and adjacent to the long driveway leading to the uphill neighbor.

- The proposed front yard landscaping is drought-tolerant and complimentary to the style of the residence.
- The proposed attached street-facing garage is a feature consistent with the surrounding neighborhood.

Mass and Scale:

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The residence remains a one-story house and appropriately utilizes different materials on the façade, including brick and smooth stucco, to break the massing of the house.
- The treatment of the front entrance of the residence is such that it highlights this feature with use of a slightly elevated hipped roof, without being over-scaled or monumental.
- The existing residence is located on an already-graded flat pad. Implementation of the project will not require any additional grading.
- The proposed addition is located adjacent to the driveway so the massing will not affect any neighbors.

Design and Detailing:

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project successfully updates the residence to a more contemporary Spanish style with the creative use of smooth stucco, brick veneer and wood trellis elements.
- Although the main entry to the residence is re-oriented, the existing front porch remains to mark the entrance.
- Privacy of surrounding neighbors is maintained given the uses of the rooms in the proposed addition and the location of the addition and the proposed windows.
- As conditioned, the applicant shall delineate the location of the trash storage to ensure it is not visible from the public right-of-way.

Response to Community Input Received During Comment Period

There was no community input received for this project during the comment period.

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, Roger Kiesel, at 818-937-8152 or via email at rkiesel@glendaleca.gov.

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 **September 28, 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, **Roger Kiesel**, 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.

1936 Las Flores Drive
ADR 1705372
September 13, 2017

An appointment must be made with the case planner, Roger Kiesel, for stamp and signature prior to submitting for Building plan check. Please contact Roger Kiesel directly at 818-937-8152 or via email at RKiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

RK:rk

Attach: staff report

**City of Glendale
Community Development Department
Design Review Staff Report – Single Family**

Meeting/Decision Date: September 11, 2017	Address: 1936 Las Flores Drive
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5650-009-004
Case Number: 1705372	Applicant: Vicky Barbieri
Prepared By: Roger Kiesel	Owner: Armen and Armenui Ashvanian

Project Summary

The applicant is proposing to construct a new 1,174 square-foot, one-story addition to an existing 1,698 square-foot, one-story single-family residence on a 15,120 square-foot lot in the R1R District II Zone. The project will remodel the existing Ranch house into a contemporary version of the Spanish Colonial Revival style. The project also includes demolishing the existing two-car detached garage and constructing a new attached two-car garage in the western portion of the site.

Existing Property/Background

The existing property includes a one-story, Ranch-style, single-family residence with a detached two-car garage and a swimming pool.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1R FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None
 Other:

CEQA Status:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines.
 The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines.
 Other:

Site Slope and Grading

None proposed
 Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
 1500 cubic yards or greater of earth movement:
 50% or greater current average slope:

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	28,117 sq.ft.	9,680 sq.ft. - 61,420 sq.ft.	15,120 sq.ft.
Setback	19 ft.	15 ft. - 25 ft.	16 ft.
House size	2,537sq.ft.	1,717sq.ft. - 3,959 sq.ft.	2,872 sq.ft.
Floor Area Ratio	0.11	0.54 - 0.14	0.19
Number of stories	N/A	11 - 1 story, 1 - 2 story	1 story

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes n/a no

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Equipment location and screening

One of the support posts for the proposed trellis element in the front yard encroaches slightly into the front setback. The design of this trellis will need to be revised to comply with the R1R minimum setback requirements.

Garage Location and Driveway

yes n/a no

If "no" select from below and explain:

- Predominant pattern on block
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

yes n/a no

If "no" select from below and explain:

- Complementary to building design
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

Walls and Fences

yes n/a no

If "no" select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

New planter walls within the street-front setback and adjacent to the residence cannot exceed 18 inches in height.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The residence is located at the end of a cul-de-sac on an already-graded pad.
- The majority of the proposed addition will be located away from the neighbor to the east and adjacent to the long driveway leading to the uphill neighbor.
- The proposed front yard landscaping is drought-tolerant and complimentary to the style of the residence.
- The proposed attached street-facing garage is a feature consistent with the surrounding neighborhood.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

- Appropriate proportions and transitions
- Relates to predominant pattern
- Impact of larger building minimized

Building Relates to Existing Topography

yes n/a no

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

Consistent Architectural Concept

yes n/a no

If "no" select from below and explain:

Concept governs massing and height

Scale and Proportion

yes n/a no

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The residence remains a one-story house and appropriately utilizes different materials on the façade, including brick and smooth stucco, to break the massing of the house.
- The treatment of the front entrance of the residence is such that it highlights this feature with use of a slightly elevated hipped roof, without being over-scaled or monumental.
- The existing residence is located on an already-graded flat pad. Implementation of the project will not require any additional grading.
- The proposed addition is located adjacent to the driveway so the massing will not affect any neighbors.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes n/a no

Entryway

yes n/a no

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes n/a no

If "no" select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate
- Articulation appropriate to style

The applicant shall revise the window detail such that windows are recessed into the walls of the residence and wood sills are installed below each window.

Privacy

yes n/a no

If "no" select from below and explain:

- Consideration of views from "public" rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes n/a no

If "no" select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors used in hillside areas

The brick veneer around the garage area needs to be restudied as it does not wrap the corner and terminate at a logical place on the residence.

Paving Materials

yes n/a no

If "no" select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Equipment, Trash, and Drainage

yes n/a no

If "no" select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades
- Downspouts appropriately located

The applicant shall delineate the location of trash storage and downspouts on revised plans, when submitted for plan check.

Ancillary Structures

yes n/a no

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Refine proportions and details of the wood trellis adjacent to the living room and better integrate the railing at the front living room porch.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project successfully updates the residence to a more contemporary Spanish style with the creative use of smooth stucco, brick veneer and wood trellis elements.
- Although the main entry to the residence is re-oriented, the existing front porch remains to mark the entrance.
- Privacy of surrounding neighbors is maintained given the uses of the rooms in the proposed addition and the location of the addition and the proposed windows.
- As conditioned, the applicant shall delineate the location of the trash storage to ensure it is not visible from the public right-of-way.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval with conditions** of the project.

1. The design of the trellis within the front façade shall be revised to comply with the R1R minimum setback requirements.
2. Refine proportions and details of the wood trellis adjacent to the living room and better integrate the railing at the front living room porch.
3. The applicant shall clarify whether the new planter walls within the street-front setbacks exceed 18 inches and revise these features, if necessary, to comply with setback requirements.
4. The window detail shall be revised such that windows are recessed into the walls of the residence and wood sills are installed below each window.
5. The location of the brick veneer around the garage area shall be redesigned so that it terminates in an appropriate location.
6. The applicant shall submit revised drawings showing the location of garbage areas and downspouts for review and approval by staff.

Attachments

1. Location Map
2. Photos of Existing Property
3. Reduced Plans
4. Neighborhood Survey