



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

September 14, 2018

Nareg Khodadadi
213 North Orange Street, Suite E
Glendale, CA 91203

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1816108
750 West Kenneth Road**

Dear Mr. Khodadadi:

On September 14, 2018, 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 detached garage on a 17,500 square-foot lot with an existing single-family residence in the R1 District I Zone, located at 750 West Kenneth Road. The project includes demolishing the existing detached garage. The staff report is attached.

CONDITIONS OF APPROVAL:

1. The proposed garage shall be located on the subject site to be in line with the setback of the adjacent house to the south on the east side of Highland Avenue.
2. The proposed garage shall be reduced in size to no more than 700 square feet in area (exterior wall to exterior wall).
3. That the dormer on the east side of the proposed garage shall be eliminated.
4. The existing glass and metal front door of the residence shall be replaced with a door that closely matches the original doorway that was removed. This work must be reviewed and approved by staff and completed prior to the final inspection of the new garage and reviewed as part of that inspection.
5. Plant material to form a tall hedge shall be installed along the southern property line between the front of the garage and the eastern property line of the subject site. Proposed plants shall be reviewed and approved 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 proposed garage remains detached from the existing single-family residence, which is the most common arrangement in the surrounding neighborhood.
- As conditioned, the garage will be located in line with the prevailing setback of the homes located on the east side of Highland Avenue.
- The existing decorative paving will be maintained.

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:

- As conditioned, the proposed garage will be in line with the prominent setback of the residences on the east side of Highland Avenue.
- The roof form is simple and in keeping with that of the house and the original garage.
- As conditioned, the proposed garage will be reduced in size to no more than 700 square feet in area.

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 materials used for the proposed garage will match those of the existing residence and are similar to the materials used in the existing garage.
 - As conditioned, the non-permitted, inconsistent front door to the residence will be replaced with a front door that closely matches the original doorway that was removed.
-

Response to Community Input Received During Comment Period

The City of Glendale received two letters from neighbors during the pending decision period. The two respondents' concerns are summarized below, followed by the response from Planning staff.

Letter 1

1. **There is already a three car garage at this property and it fits the neighborhood, which is primarily small single story homes with the standard size garage that fits the neighborhood. Increasing it three feet will make it stand out and not blend in with the neighborhood let alone the existing historical homes in the area. The applicant needs to follow the variance and setback codes.**

The existing garage is approximately 570 square feet in area and 19 feet in height. While the proposed garage will be larger in area, (as conditioned, 700 square feet), it will be lower in height, 18 feet. The city's Zoning Ordinance allows detached garages to be a maximum of 15 feet in height. On April 12, 2018, the applicant received approval of an administrative exception (PAE 1713566) to allow a 20% deviation from accessory building height standards for an 18-foot high detached garage. The exemption was approved, in part, to allow the pitch of the garage roof to more closely match the pitch of the house's roof. The proposed detached garage is set back 5 feet from the southern interior property line and complies with the minimum interior setbacks for a detached garage in the R1 zone.

Letter 2

1. **During the May 2018 Historic Preservation Commission meeting, the architect designing this structure admitted that this building was going to be a two-story living space and not a garage as presented on the plans. But because a living space could never receive the city's approval, he had to call it a garage for now.**

The current project is for a 749 square-foot detached garage. As conditioned, the proposed garage will be reduced in size to no more than 700 square feet. No living space is currently proposed. Pursuant to State regulations, the proposed garage, after it is constructed, could be converted to an accessory dwelling unit. City regulations allow accessory dwelling units to be no more than 600 square feet.

- 2. The current main house already exceeds the maximum allowable living space for the lot. Additional living area would further exacerbate this excess. A rental unit would increase density, noise, traffic in the neighborhood.**

The size of the existing residence exceeds the maximum floor area allowable for the subject site. This leads to Condition of Approval #2 that calls for the garage to be no more than 700 square feet in size, therefore, not adding to the property's floor area ratio. State regulations allow conversions of existing garages into accessory dwelling units. The proposed garage could, at some point, be allowed to convert into a maximum 600 square-foot accessory dwelling unit without it "counting" as additional floor area because it would be an existing building.

- 3. The proposed structure has a setback of only 5 feet from my property line. If the second story of this living space is to have windows facing east or south, they will look down into my residence. This will negatively impact my family's privacy and peace of mind and will reduce the market value of my home.**

In the R1 zone, detached garages are permitted on the interior property line. The proposed 5-foot setback complies with and exceeds the setback standards in this zone. As previously mentioned, the proposed garage could, at some juncture, be converted to an accessory dwelling unit no more than 600 square feet in area without impacting the floor area ratio of the site. However, any second floor living space in an accessory dwelling unit would increase the floor area ratio of the subject site and, as already discussed, this site already exceeds the maximum floor area ratio for the FAR District it is located. Approval of a variance would be required to allow any portion of any accessory dwelling unit above the ground level of this proposed garage. Additionally, a condition of approval has been added calling for the planting of a tall hedge between the front of the proposed garage and the eastern property line of the subject property to reduce privacy concerns. No windows are proposed on the south elevation and the dormer on the east elevation is conditioned to be eliminated.

- 4. The proposed setback on the detached garage from Highland Avenue matches the setback of the single-family homes on this street. Looking like a garage, the proposed structure does not fit this pattern and will be aesthetically jarring.**

As conditioned, the proposed garage will be located on the subject site to be in line with the setback of the adjoining residence, which is approximately 39 feet. There are existing walls and a driveway gate located on the site which enclose the property and obscure the existing garage. No changes are proposed to the walls along the edges of the property nor the driveway gate and these features will also obscure the proposed garage.

- 5. The current roof profiles of both the home and garage are in perfect alignment and very pleasing to the eye. The proposed new structure has a shallower roof pitch that does not match the home and will look very out-of-place.**

As conditioned, the size of the garage will be slightly reduced, which will have the effect of slightly increasing the roof pitch of the proposed garage. The Historic Preservation

Commission reviewed the proposed project and did not cite concerns related to the pitch of the garage roof.

6. The letter writer requested that should this project be approved that added conditions be placed on the project, including:

- **Increasing the southern interior setback to 8 – 10 feet;**
- **Increasing the street-side setback an additional 5 – 10 feet;**
- **Reducing the overall east-west dimension of the proposed garage; and**
- **Adding a tall hedge or line of trees from the front of the proposed garage to the back corner of the subject lot.**

As previously discussed, detached garages are permitted on the interior property line in the R1 zone. The proposed detached garage includes an interior setback of 5 feet and complies with the setback requirements of the R1 zone. A condition of approval has been placed on the project which would require the proposed garage to be in line with the adjoining single-family residence located on the east side of Highland Avenue. A existing wall along the perimeter of the site and a driveway gate mask the existing garage and will do the same for the proposed garage. The east-west dimension of the proposed garage will be reduced slightly so that the overall size of this structure does not exceed 700 square feet in area. As a condition of project approval, installation of tall hedges between the front of the proposed garage and the eastern property line of the subject site will be required.

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 29, 2018** 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.

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 14, 2018 **Address:** 750 West Kenneth Road

Review Authority: DRB ADR HPC CC **APN:** 5634-006-002

Case Number: PDR 1816108

Applicant: Nareg Khodadadi

Prepared By: Roger Kiesel, AICP

Owner: Artak Daldumyan

Project Summary

To construct a new detached three-car garage totaling 749 square feet facing Highland Avenue. The existing detached garage will be demolished. No changes are proposed to the existing single-family residence.

Existing Property/Background

The existing two-story single-family house, which faces West Kenneth Road, is designed in the English Tudor Revival style and constructed in 1937. The existing detached three-car garage was built in the same year and architectural style as the residence and faces Highland Avenue.

The property was part of a reconnaissance survey, conducted in 2004, for a potential Cumberland Heights Neighborhood Historic District, which was not designated at that time, and was given a NRHP Status Code of 5B, locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. An application for a new historic district is currently being processed and the subject property is located within the potential South Cumberland Heights Historic District.

The existing detached garage is proposed for demolition and a new three-car garage is proposed, also facing Highland Avenue and closer to the street than the existing garage. An administrative exception (AE) was recently approved related to the proposed detached garage. The AE approved an 18-foot building height for the detached garage instead of the maximum 15-foot building height normally permitted for detached structures. The additional height allowed the pitch of the roof of the new garage to be similar to the pitch of the roof of the single-family house.

At some point, the front door (facing West Kenneth Road) of the existing residence was changed without a building permit and a code enforcement case was initiated, in part, because of this alteration. The existing front door, which is composed of metal and glass, is inconsistent with the English Tudor Revival style of the residence and will need to be changed to a design in keeping with the design of the main residence.

Because the subject property is located in a neighborhood being considered as an historic district, the Historic Preservation Commission performed an advisory review of the project. The Commission, recommended that the project be approved subject to three conditions:

- That the proposed garage be located on the subject site to be in line with the prevailing setback of the residences on the east side of Highland Avenue; and
- That the existing glass and metal front door of the residence shall be replaced with a door, sidelights and door surround that closely match the original door. The new door design shall be reviewed and approved by staff and the work must be completed prior to the final inspection of the new garage; and

- That the dormer proposed at the east side of the garage roof be removed from the proposal.

Staff Recommendation

- Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

- First time submittal.
 Other:

Zone: R1 FAR District: I

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 because it is the construction of a three-car garage (accessory structure) on a lot with an existing single-family residence located on it.
 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:

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

The existing garage is located approximately 55 feet from the Highland Avenue property line. The garage is proposed to be located approximately 29 feet from this street-side property line. There is a strong prevailing setback (approximately 39 feet) along the east side of Highland Avenue. The proposed garage shall be located in line with the prevailing setback of the residences located on Highland Avenue.

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

As previously mentioned, the single-family residences along the east side of Highland Avenue have a strong prevailing setback of approximately 39 feet. The location of the proposed garage should be in line with these homes.

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

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 proposed garage remains detached from the existing single-family residence, which is the most common arrangement in the surrounding neighborhood.
- As conditioned, the garage will be located in line with the prevailing setback of the homes located on the east side of Highland Avenue.
- The existing decorative paving will be maintained.

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

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

As previously mentioned, the location of the proposed garage should be in line with the prevailing setback of the homes on the east side of Highland Avenue, in part to reduce the sense of mass for the adjacent residence to the south and as well as when travelling north on this street.

The subject site is 17,500 square feet in area and zoned R1 FAR District I. The FAR District I permits a maximum of 0.30 of floor area for the first 10,000 square feet of lot area and 0.10 of floor area for the portion of the lot area thereafter. A maximum of 3,750 square feet of floor area is permitted on the subject site. For purposes of calculating floor area, up to 700 square feet of garage area shall not be included for dwelling units having a floor area of 3,500 square feet or more. The existing single-family residence on the subject lot is 4,190 square feet and already exceeds the maximum amount of floor area permitted on the site. The proposed garage is 749 square feet and will need to be reduced to no more than 700 square feet in area such that no additional floor area is added to the site.

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

The applicant recently received approval of an administrative exception (AE) to allow the proposed detached garage to exceed the maximum 15-foot building height for detached accessory structures. The proposed garage will be 18 feet in height. The AE for the extra height allows the roof pitch of this structure to be similar to the existing single-family residence. During its May 18, 2018 discussion, the Historic Preservation Commission suggested that the proposed dormers located on the east side of the garage be eliminated; this recommendation is included as a condition of approval for the project.

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:

- As conditioned, the proposed garage will be in line with the prominent setback of the residences on the east side of Highland Avenue.
- The roof form is simple and in keeping with that of the house and the original garage.

- As conditioned, the proposed garage will be reduced in size to no more than 700 square feet in area.

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

As previously mentioned, the existing metal and glass front door of the main residence was installed without a permit and is inconsistent with the English Tudor Revival style of the residence. The front door will need to be changed to a design that closely matches the design of the original doorway.

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

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

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

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

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 materials used for the proposed garage will match those of the existing residence and are similar to the materials used in the existing garage.
 - As conditioned, the non-permitted, inconsistent front door to the residence will be replaced with a front door that closely matches the original doorway that was removed.
-

Recommendation / Draft Record of Decision

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

Conditions:

1. The proposed garage shall be located on the subject site to be in line with the prevailing setback of the residences on the east side of Highland Avenue.
2. The proposed garage shall be reduced in size to no more than 700 square feet in area.
3. That the "dormer" on the east side of the proposed garage shall be eliminated.
4. The existing glass and metal front door of the residence shall be replaced with a door that closely matches the original doorway that was removed. This work must be reviewed and approved by staff and completed prior to the final inspection of the new garage and reviewed as part of that inspection.
5. Plant material to form a hedge shall be installed along the southern property line between the front of the garage and the eastern property line of the subject site. Proposed plants shall be reviewed and approved by staff.

Attachments

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