



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

August 27, 2020

Mike Geragos
2155 Verdugo Boulevard #614
La Crescenta, CA 91020

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1912804
1339 CAPISTRANO AVENUE**

Dear Mr. Geragos:

On August 27, 2020, 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 add a total of 420 square-feet to an existing one-story, 2,055 square-foot single-family residence (originally constructed in 1925) on a 10,600 square-foot corner lot located at **1339 Capistrano Avenue** in the R1R (FAR District II) Zone. The proposal also includes demolition of the existing attached, one-car garage and construction of a new 617 square-foot, two-car garage attached to the front of the house.

Staff received one comment letter regarding this project during the comment period. Please see the Responses to Community Input section beginning on Page 3.

CONDITIONS OF APPROVAL:

1. The driveway be repaved with a decorative material consistent with the design, with consideration given for a permeable paving material.
2. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments, dated July 21, 2019.

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 proposed additions modify the original building footprint in an appropriate manner with the house centrally sited on the lot.

- The surrounding neighborhood features attached and detached garages with no predominant pattern established. The project site currently features an attached one-car garage at the rear. Based on the surrounding neighborhood and existing conditions of the site, the proposed attached two-car garage located at the front of the house is appropriate. Access to the new garage will be taken from the existing driveway. A condition of approval will require the driveway to be repaved with a decorative paving material with consideration given to a permeable paver.
- The existing landscaping is proposed to be maintained as part of the proposal. There is one oak-tree located on the north side of the house and one off-site oak tree on the neighboring property to the north. The City's Urban Forestry Department has reviewed the application and did not cite any major concerns with the proposal. A condition of approval will require the applicant to comply with the Urban Forestry Department comments, dated July 21, 2019, which will require the applicant to obtain an Indigenous Tree Permit prior to construction.

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

- Overall, the mass, height, proportions and architectural concept of the proposed addition is consistent with the Spanish style of the residence.
- The project's massing is broken up by changes in the façade planes and varying roof heights.
- The immediate neighborhood features a combination of one- and two-story single-family residences. The single-family residence will remain one-story with an overall height of 20'-0".
- The design will maintain the existing flat-roofed areas and also introduces hipped roof forms with a 4:12 roof pitch. The new roof forms are consistent with the architectural style.

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

- Overall, the addition's design and detailing will enhance the appearance of the house and its design and detailing are appropriate and consistent with the Spanish style through the use of materials, windows and colors.
- The design of the new entryway features a turret with beveled archways and a recessed entry door. While this new entryway is taller than the existing house, it is not monumental or out of scale with the residence. Additionally, this new design feature is compatible with the Spanish style, and complements the overall design.
- The new windows are fiberglass and an appropriate combination of casement and fixed windows. The new windows feature external grids, a bullnose recess, and a wood sill. Some of the new windows that are not visible from the public realm will be clear glass with no grids.
- The proposed materials also include a two-piece clay barrel tile roof, and a smooth stucco finish for consistency with the existing structure and compatibility with the style. The porches will feature wood posts and beams.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

During the public comment period, staff received one letter, which was in opposition to the project. Below is a summary of the key points from the comment letter, as well as staff's responses. After the comment period ended, the applicant of the project provided a response via email to the submitted opposition letter, and also provided four letters from immediate neighbors in support of the project. The response to the opposition letter and the four letters in support, while submitted after the comment period, are acknowledged in regards to this decision letter.

1. Turret at Front Entry

The comment letter suggests that the proposed turret at the entryway be reconsidered as part of the project.

The proposed design of the new entryway features a turret with beveled archways and a recessed entry door. This design feature is consistent with the existing Spanish style of the residence, and is compatible with the project. An entryway turret element is a common feature of the Spanish style. While the new turret feature is taller than the existing house, this is not uncommon for this design feature, and based on the proposal, it is not monumental or out of scale with the overall design concept of the residence.

2. Garage Size, and Location

The comment letter expresses concern with the size of the garage and the proposed location, as well as compatibility with the neighborhood.

Currently, the site features a non-conforming, attached, one-car garage that is located at the rear of the house within the interior, north-east corner of the lot. This garage was an addition to the property in 1942 and is not original to the house. The proposed addition of floor area to the house requires that the project provide the code-required parking, which in this case is a minimum two-car garage, where the minimum interior dimensions required are 20'-0" wide and 20'-0" deep. The project includes construction of a new 617 square-foot, attached, two-car garage located at the front of the house, with interior dimensions of 22'-0" wide and 26'-0" deep. The intention of the owners is to use the extra space in the garage as a workshop. While this exceeds the minimum required dimensions, the design of the garage has been integrated with the overall structure, and although it is a larger size, it is not out of scale or proportion with the rest of the project.

There were several factors that drove the siting of the garage to its proposed location. Firstly, the corner lot is irregular in shape with a frontage that is wrapped by Capistrano Avenue as the street turns, and features a large front yard with the existing house and garage pushed back towards the rear yard (northerly property line). This condition limits the amount of developable area and limits the amount of usable outdoor or backyard space that is common with single-family residences. One of the goals with the current proposal is to provide adequate usable outdoor space for the owners in the form of a new added deck area along the east side of the house that was previously a driveway. Secondly, prior to submitting this application, the owners had worked with staff on various proposals for this site that included setting the garage further back from the street and attaching it to the house. This resulted in demolition issues for the existing structure that conflicted with the Zoning Code requirement which allows a maximum of 50% of outside wall and roof area to be demolished for an addition; by maintaining the existing building wall with a separation from the garage, the house does not trigger the 50% threshold for demolition and the loss of its nonconforming rights. The final factor in regards to the proposed site planning relates to maintaining the existing driveway and driveway apron for the new code-compliant garage. Relocating the driveway on the property would have created conflicts with the traffic conditions, and could have also resulted in a larger addition closer to the existing oak tree which is located adjacent to the northerly property line.

There is no predominant pattern related to garage location in the immediate neighborhood surrounding the property, but rather a combination of attached and detached garages. The applicant included the required Neighborhood Survey with their application, which is Attachment 4 of the ADR Pending Decision posted online for public comment. The neighborhood survey includes the immediate neighborhood (all properties within 300 linear feet along street frontages). For this property, the neighborhood survey included a total of 26 properties, in addition to the subject property. Of these 26 properties surveyed, 21 of them have attached garages, and there are two residences (1416 Capistrano Avenue and 1310 Capistrano Avenue) that feature detached garages in front of the main house. While some of these garage locations are a result of accommodating a hillside condition, that does not negate their existence in relation to neighborhood compatibility and the project proposal. Of the 21 properties that feature an attached garage, the two more notable properties are 1340 Capistrano Avenue, which is directly across the street, and 1415 Capistrano Avenue, which is located three houses east of the project site within the same block. The house at 1340 Capistrano Avenue is similar in style to the subject property, and is an irregularly shaped, corner lot with frontage wrapped by Andenes Drive and Capistrano Avenue. This property features an attached garage located at the front of the property with a 10-foot street-front setback. The property at 1415 Capistrano Avenue is situated on a relatively flat lot with the attached garage located in front of the main house, and is setback 25 feet from the front property line.

The final point regarding the garage location is related to the setback of the building from the front property line. As indicated on the site plan, included as Attachment 1 with the ADR Pending Decision, the minimum setback provided for the garage will be 36'-1".

The applicant has since clarified that based on the irregular shape of the lot and the placement of the garage, the setback distance measured perpendicular from the front of the garage to the property line will range from 45'-11" to approximately 57'-4". These setbacks far exceed the code required minimum of 15 feet in the R1R zone.

Staff supports the project as proposed, and has determined that additional conditions of approval related to the garage location and size are not required.

3. Driveway Material

The comment letter also expresses that a permeable paver for the driveway material should be required.

As it relates to driveways, the City's Design Guidelines require that driveways be decorative and encourage the use of permeable paving systems, however, they are not required. Staff is recommending a condition of approval that the driveway be repaved with a decorative material to be consistent with the design guidelines, as well as the Zoning Code requirement. Language is built into the condition that consideration be given to a permeable paving material, though there are decorative paving material options that are not permeable that could be appropriate to the project.

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, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **SEPTEMBER 11, 2020**.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the September 11th, 2020 deadline (mailed to Community**

Development Department – Planning Division, Attention Vista Ezzati, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner Vista Ezzati at VEzzati@glendaleca.gov prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

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, **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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

A handwritten signature in black ink, appearing to read "Philip Lanzafame". The signature is written in a cursive style with a large initial "P".

Urban Design Studio Staff

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