



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

November 18, 2021

Louis Romero
24270 Walnut Street
Newhall, CA 91321

**RE: ADMINISTRATIVE DESIGN REVIEW NO. PDR2115117
1037 Ruberta Avenue**

Dear Mr. Romero,

On November 18, 2021, 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 proposing to demolish an existing 1,010 square-foot (SF) dwelling (built in 1925) with a detached, one-car garage and construct two detached dwelling units (1,765 square-feet and 1,746 square-feet respectively) with attached two-car garages on a 7,275 square-foot lot, located in the R-2250 (Medium Density Residential) Zone, at **1037 Ruberta Avenue**.

CONDITIONS OF APPROVAL:

1. Clarify that the posts/gate are located behind building façade of Unit A.
2. Revise vertical window section detail to show sill and trim.
3. Restudy window grid patterns and provide revised drawings for staff review prior to submittal.
4. Provide information and details for: proposed railings, gate, driveway gate, posts, light fixtures on the material board or provide call-outs for all exterior material on elevations.
5. Exterior cladding material to wrap at interior corners of Unit A on north and east elevations.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The siting and building footprint for the new dwelling units are designed to address the minimum and average interior setback requirements per the Zoning Code, and does not d the prevailing street front setbacks on Ruberta Avenue.
- The new, detached, two-story dwelling units with attached, two-car garages are located similar to single-family homes and are placed in such a way that the front unit (Unit A) will be facing Ruberta Avenue, while the rear unit (Unit B) will be hidden from street view; the two dwellings are separated by a hardscape area

that serves both as a driveway and maneuvering area for the dwelling units' residents.

- The attached garages for both dwelling units are fully integrated into the respective dwellings and are appropriate for the narrow property. Unit A is designed with a garage that faces the rear of the property, while Unit B is designed with a front-facing garage. These garages will be accessible from Ruberta Avenue by a newly improved, 10-foot driveway.
- Common open space totaling 586 SF (split into two areas, 345 SF at the side of Unit A and 241 SF at the side of Unit B) with landscaping and benches is proposed and will be easily accessible from both units.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone.
- The applicant proposes brick-finished posts and a gate at the right side of the front unit. A condition is included requiring the applicant clarify that the posts/gate are located behind the building facade of Unit A.
- The proposed equipment and trash storage areas are located appropriately and screened from public view. The downspouts for both units are located appropriately and well-integrated into the overall design as shown on the elevation drawings.
- Proposed exterior light fixtures are appropriate to the building and placed at logical locations, such as entry ways, garages, and balconies without over-lighting facades. However, a condition of approval has been included requiring the application to provide cut sheets of the proposed fixtures of the new dwelling units.

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

- The property is located in a multi-family zone where the neighborhood is predominantly comprised of two-story multi-family developments and a few single-family homes that are designed in a variety of architectural styles.
- The new dwelling units will have heights of 21-feet, 2-inches (Unit A) and 21-feet, 8-inches (Unit B), which is less than the 26 feet maximum permitted in the R-2250 zone.
- The proposed floor area ratio for both units combined is 0.6, where a maximum of 0.85 is allowed by Code.
- The varied height of gable, cross gable and shed roofs, a mix of cladding materials including stone veneer and wood siding, and offset walls help break up the overall massing for the proposed dwelling units in a manner that creates visual interest and lessens the impact of two-story buildings on the street. The proposed dwelling units are compatible with the scale of the neighborhood.
- The proposed dwellings will utilize gable, cross gable and shed roof forms. The rear unit employs a 4:12 pitch throughout the whole building, and the front unit integrates both 4:12 and 3:12 pitches in order to create more meaningful breaks in walls that work well with the overall design of the dwelling unit.

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

- The surrounding neighborhood features a mix of architectural styles. The contemporary style of the proposed new units with attached garages that are hidden from street view are appropriate for the site and neighborhood.
- Entryway porches for the new dwelling units are nicely integrated and highlight the entryways.
- The new windows will be black colored fiberglass frames with a combination of casement, fixed, sliding, and single hung operations with external grids. The windows are complementary to the style of the new dwellings and will be recessed with new sills and trim. Overall, the proposed windows on the building are appropriate for the design of the new units. However, a condition is added requiring that the provided vertical window section detail be revised to clearly show the new sills and trim, as shown on elevations and renderings. In addition, the proposed window grid pattern is inconsistent, showing vertical, horizontal, and square patterns. A condition is included requiring the applicant to restudy the window sizes for more consistency and to provide revised drawings for staff review and approval prior to submittal.
- The proposed materials include grey standing seam metal roof, grey manufactured stone veneer, light-colored stucco, and light-colored cement vertical siding, which are suitable for the proposed design. Because the proposed material board lacks information for other materials that are shown on elevations and renderings, a condition is included requiring the applicant to provide information for all proposed materials.
- Both units feature balconies. The front unit (Unit A) features two balconies on the second floor. The front-facing balcony is 22 square-feet and the side balcony is 50 square-feet. These balconies are fully integrated into the unit and feature dark horizontal railings. Neither of the two balconies appear to pose a privacy issue, as the front-facing balcony has an ample street-front setback and southwestern interior setback due to the driveway, and the side-facing balcony also is adequately set back from the northeastern interior property line.

The rear unit (Unit B) also features two balconies on the second floor. The front-facing balcony is 24.75 square-feet and the rear balcony is 30.25 square feet. These balconies are also fully integrated into the unit and features dark horizontal railings. Similar to the front unit, neither of the two balconies appear to pose a privacy issue as the front-facing balcony looks out toward the front unit, and the rear balcony is adequately set back from the rear property line. However, a condition is included requiring the applicant to provide details for the proposed railing material on the material board.
- Decorative permeable paving materials are proposed for the driveway, consistent with the City's Design Guidelines.

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, Minjee Hahm, at via email at mhahm@glendaleca.gov.

RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No community input was received during the comment period.

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 **December 3, 2021** 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 5:00 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 online and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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.

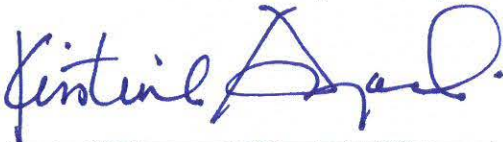
NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Minjee Hahm**, 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 email 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, **Minjee Hahm**, for stamp and signature prior to submitting for Building plan check. Please contact Minjee Hahm directly at via email at mhahm@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
KA:MH