



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

December 22, 2023

Wayne Wong
914 Pelanconi Ave.
Glendale, CA 91202

**RE: 914 PELANCONI AVENUE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-001617-2023**

Dear Applicant:

The Director of Community Development will render a final decision on or after **January 10, 2024**, for the following project:

PROJECT DESCRIPTION: To construct a 1,200 square-foot one-story addition at the rear of an existing 1,275 square-foot, one-story single-story residence, originally built in 1938 with an existing detached two-car garage located in the R1-II zone (Low Density Residential - Floor Area Ratio II).

For more information or to submit comments, please contact the case planner, Aileen Babakhani, at 818-937-8331 or ababakhani@glendaleca.gov.

Comments must be received prior to **January 10, 2024**, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed online within 15 days of the date of the decision as shown on the decision letter: <https://glendaleca-energovweb.tylerhost.net/apps/SelfService#/home>

Sincerely,

Aileen Babakhani
Planner

A handwritten signature in black ink, appearing to read "Aileen", is written over the typed name and title.



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE DESIGN REVIEW BOARD**

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

January 10, 2024 <i>Hearing Date</i>	914 PELANCONI AVENUE <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5628-034-037 <i>APN</i>
PADR-001617-2023 <i>Case Number</i>	WAYNE WONG <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	WAYNE H WONG <i>Owner</i>

Project Summary

To construct a 1,200 square-foot one-story addition at the rear of an existing 1,275 square-foot, one-story single-story residence, originally built in 1938 with an existing detached two-car garage on a 9,440 square-foot lot, located in the R1-II zone (Low Density Residential - Floor Area Ratio II).

Environmental Review

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area.

Existing Property/Background

The project site is a 9,440 square-foot irregular-shaped lot, relatively flat, located at the east of Pelanconi Avenue. The lot was developed in 1938 with an existing 1,275 square-foot one-story house with a detached two-car garage. The proposed project will add 1,200 square-foot floor area to the rear of the existing house. The project will not alter the front and side façades of the house and no change is proposed to the location of the existing garage and driveway from Pelanconi Avenue. As a result of the proposed addition, approximately 13 percent of the existing roofs and exterior walls will be removed or abandoned in place. The property does not appear eligible for historic

designation at the federal, state, or local level and is therefore not considered a historic resource under the California Environmental Quality Act (CEQA).

There are no protected indigenous trees on the subject property or within 20 feet of the subject site.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI 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.

Site Slope and Grading

None proposed.

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	7,020 sq. ft.	4,727 sq. ft. – 11,541 sq. ft.	9,440 sq. ft.
Setback	23.77 feet	10' – 25'	26'- 6"
House size	2,021 sq. ft.	900 sq. ft. – 5,667 sq. ft.	2,475 sq. ft.
Floor Area Ratio	0.33	0.12 – 1.10	0.27
Number of stories	One- and two-story	One and two-story	one-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

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

There is no change to the location of the existing garage or driveway.

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

There is no significant change to the existing landscape.

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

There are no proposed changes to the existing fences and walls.

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 addition does not change the existing site planning significantly, because the existing interior setbacks and street side setback will remain unchanged. The project's site planning is appropriate to the existing site and its surrounding neighboring properties.
 - There is no change to the location of the existing detached two-car garage and no change is proposed to the existing driveway from Pelanconi Avenue.
 - The existing landscaping will remain unchanged.
-

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:

- Overall, the mass, height, proportions, and architectural concept of the addition are consistent with the existing house and relate to its surrounding context. The one-story addition at the rear does not change the existing scale and proportions significantly. There is no change to the front and side façades of the existing house.
- The addition will increase the existing overall height of 15’-5” to 16’-5”. The project will add gable and hipped roofs to the rear of the existing roof. The new roofs are consistent with the existing roof and create appropriate transitions between the existing and new roof.

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**

If “no” select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

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

The new windows for the addition will be white vinyl with an appropriate combination of sliding and hung windows. The windows will be recessed within the exterior walls and will have sill to match the existing windows. However, a condition of approval is added to provide a scaled vertical window section drawing to clearly show the window installation and details.

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

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

Lighting, Equipment, Trash, and Drainage

- yes** **n/a** **no**

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

The proposed plans currently do not show the location of exterior light fixtures. A condition of approval is added to update the drawings to show the locations of any exterior light fixtures and provide cut sheet(s) of light fixtures, appropriate to design and exterior remodel.

A condition of approval is also added to update the drawings to show the location of gutters and downspouts appropriate to the design and details.

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:

- Overall, the proposed addition is consistent throughout and appropriate to the surrounding neighborhood. The proposed exterior materials for the area of the addition will match the existing house.
 - The new windows for the addition will be white vinyl with an appropriate combination of horizontal sliding and hung windows. The windows will be recessed within the exterior walls and will have sill to match the existing windows. A condition of approval is added to provide a scaled vertical window section drawing to clearly show the window installation and details.
 - The proposed plans currently do not show the location and design of any proposed exterior light fixture(s). A condition of approval is added to update the drawings to show the proposed locations of any exterior light fixtures and provide cut sheet(s) of light fixtures, appropriate to design and exterior remodel.
 - The proposed plans also do not show the location of gutters and downspouts. A condition of approval is added to update the drawings to show the location of gutters and downspouts appropriate to the design and details.
 - Trash storage area and air conditioning equipment are located appropriately on the site and will be screened from the public view.
-

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

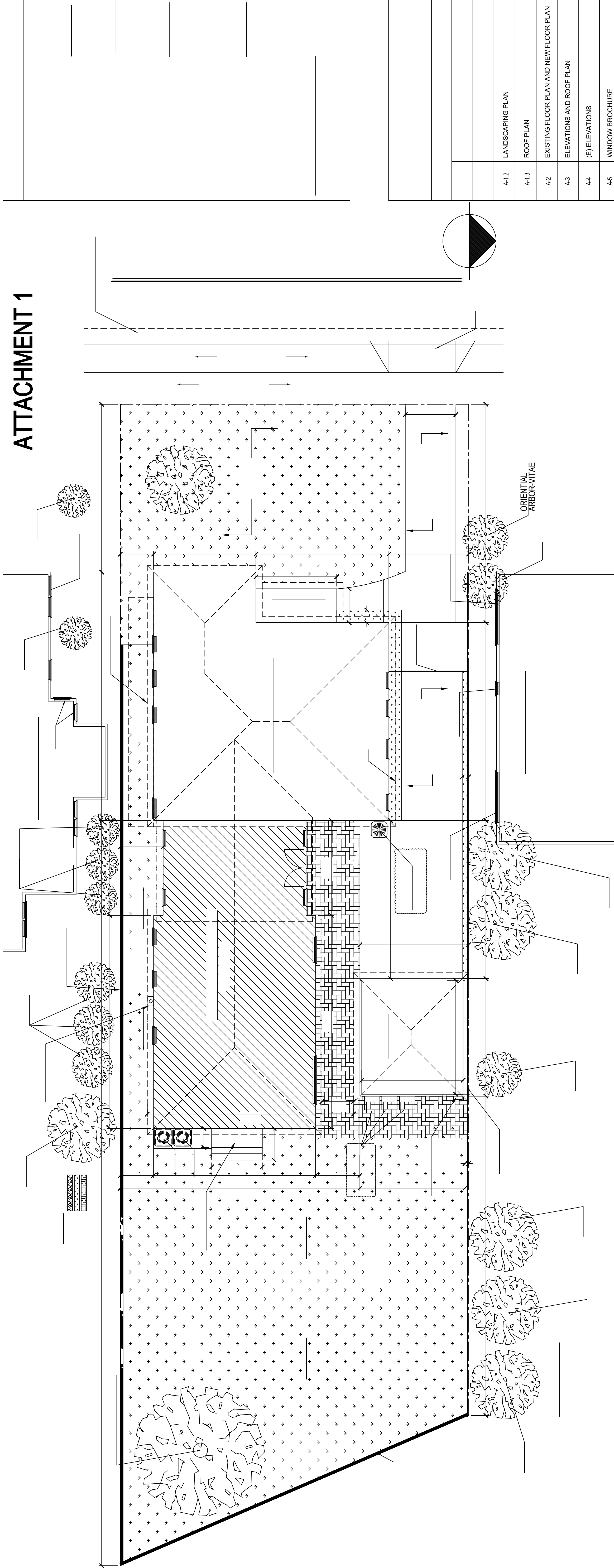
Conditions:

1. Update the drawings to show the proposed locations of any exterior light fixtures and provide cut sheet(s) of light fixtures, appropriate to design and exterior remodel.
 2. Update the drawings to show the location of gutters and downspouts appropriate to the design and details.
 3. Provide a scaled vertical window section drawing to clearly show the window installation and details.
-

Attachments

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

ATTACHMENT 1



DEMOLITION CALCULATION:

AREA OF EXISTING WALL TO BE DEMO: 1,00 SQ FT
 AREA OR EXISTING ROOF TO BE DEMOLISHED: 214.00 SQ FT
 TOTAL AREA OF THE EXISTING WALLS: 58.00 SQ FT
 TOTAL AREA OF THE EXISTING ROOF: 1,625.00 SQ FT

$$(A+B) / (C+D) = (1+214) / (58+1625) = 12.77 \% < 50\%$$



e-mail: ccdraftingsign@yahoo.com

ISSUES AND REVISIONS

NO.	DATE	BY	CHECK

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORKS. NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS SHALL BE ON THE FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED. THE FINISH FLOOR ELEVATION, THE CONTRACTOR SHALL COORDINATE DATUM BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

SITE PLAN

SEAL:

LEGAL DESCRIPTION

TRACT NO 11040 LOT 188
 APN: 5628-034-037

BUILDING ANALYSIS

OCCUPANCY: R-3
 TYPE OF CONSTRUCTION: V-B

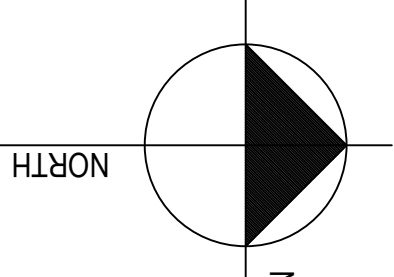
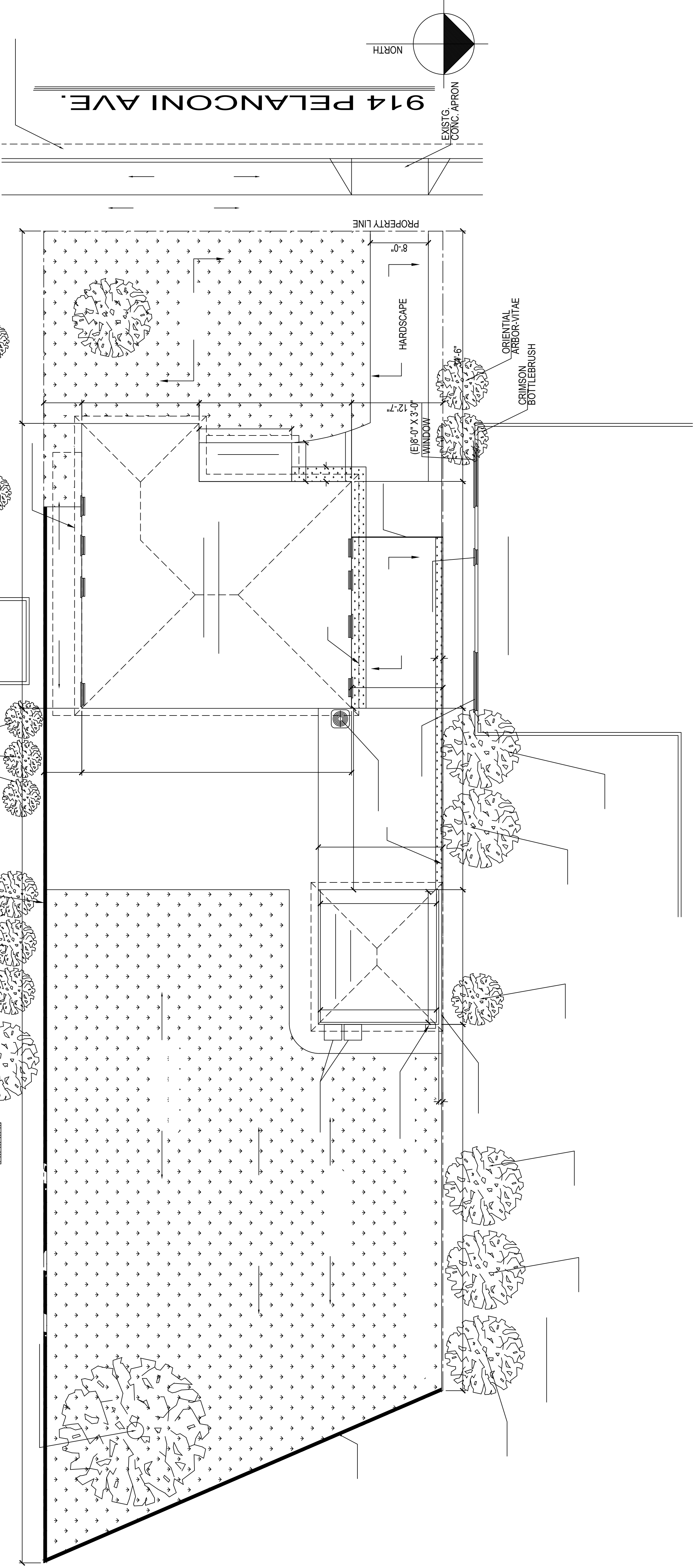
APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE CA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRIC CODE BASED ON NEC
- 2019 BUILDING ENERGY EFFICIENCY STANDARDS GLENDALE MUNICIPAL CODE
- (N) BEDROOMS - 2
- (N) BATHROOMS - 2
- (E) BEDROOMS - 2
- (E) BATHROOMS - 3

NOTES:

- "NO NEW ROOFTOP EQUIPMENT IS ALLOWED"
- "THERE ARE NO OAK, BAY OR CYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE"
- "ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE"
- "BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET. ADDRESS NUMBERS SHALL BE PLACED IN ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM 00 4" HIGH WITH A MINIMUM STROKE OR 1/8" (R319.1 CRC)

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Project Number	
Description	
Computer File	
Scale	
SHEET:	



e_mail: ccdraftings@yaho.com

ISSUES AND REVISIONS

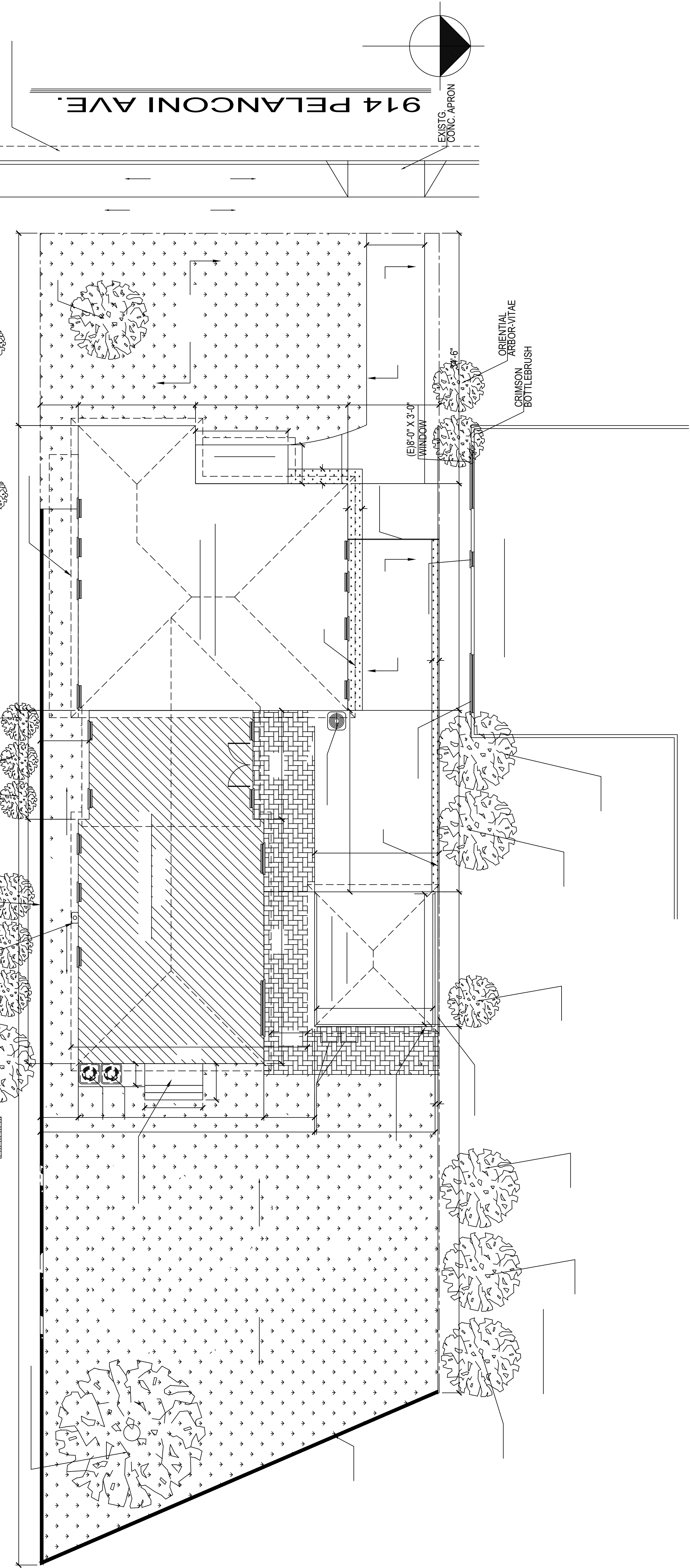
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EXISTING SITE PLAN

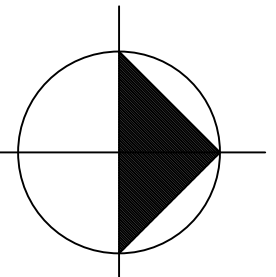
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914 PELANCONI AVE.

EXISTG. CONC. APRON



e_mail: ccdraftings@yaho.com

ISSUES AND REVISIONS

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LANDSCAPING PLAN

SEAL:

Project Name	
Project Number	
Description	
Computer File	
Scale	
SHEET:	

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ISSUES AND REVISIONS

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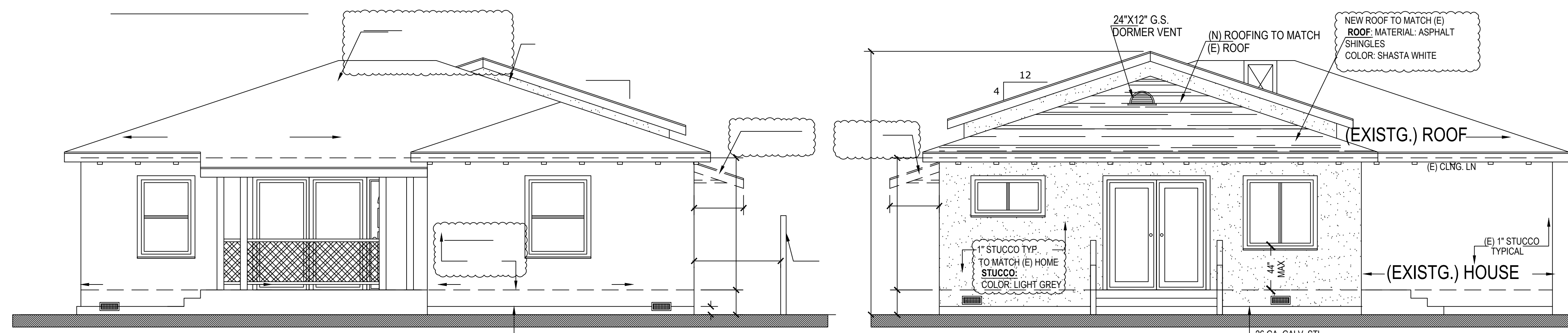
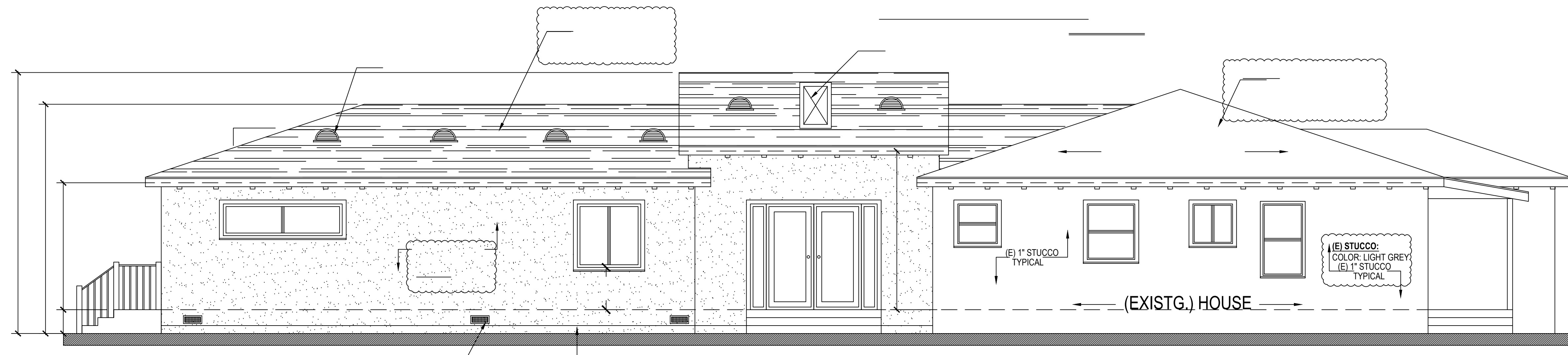
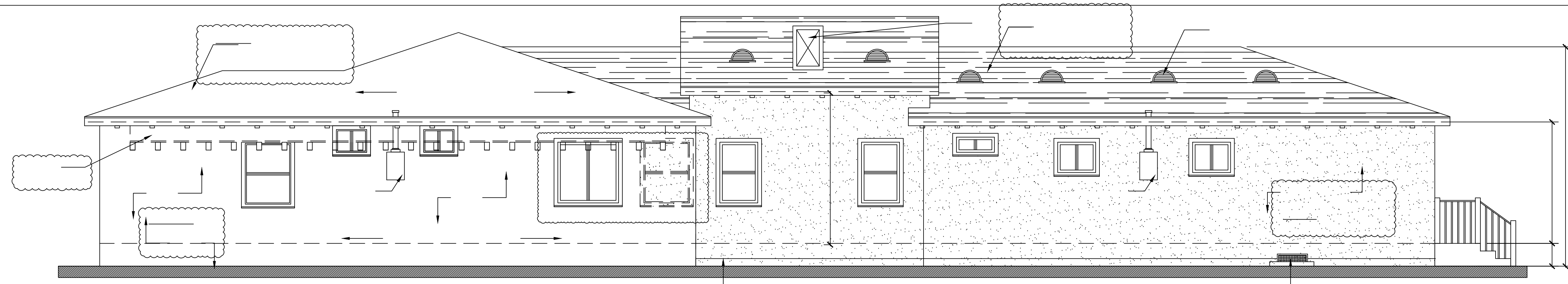
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ROOF PLAN

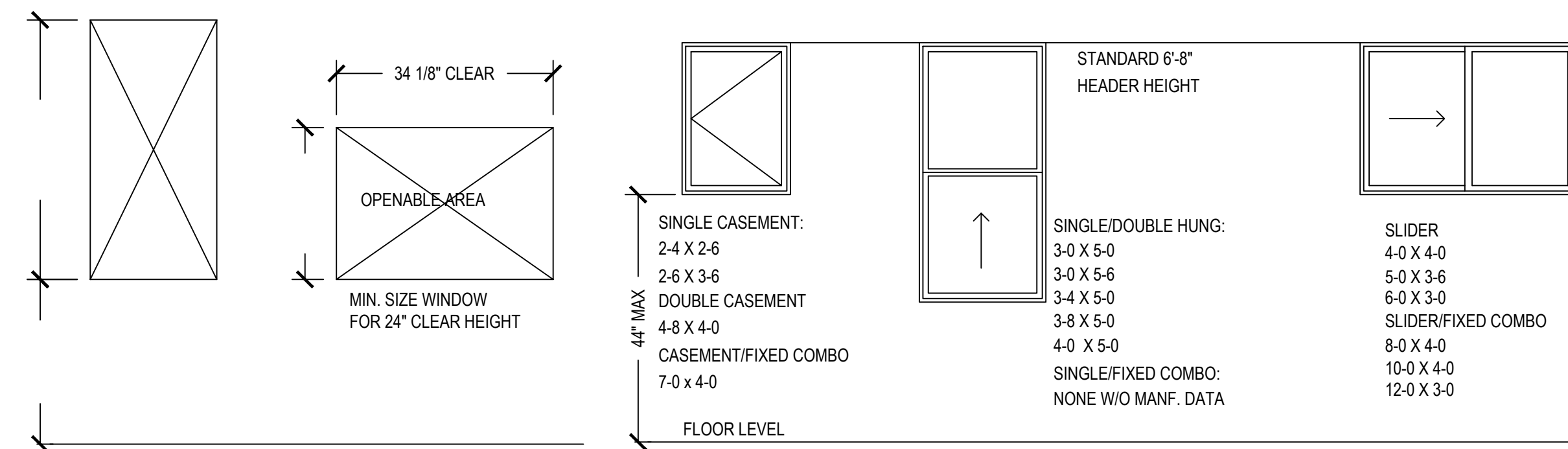
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Project Number _____
Description _____
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Scale _____

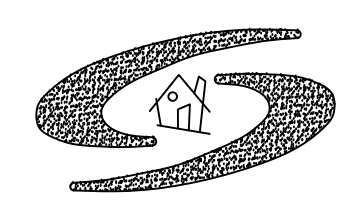
SHEET:



EAST ELEVATION
SCALE 1/4"=1'-0"



EMERGENCY ESCAPE / EXIT WINDOW (CBC 1029)



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ELEVATIONS AND ROOF PLAN

SEAL:

Project Name _____

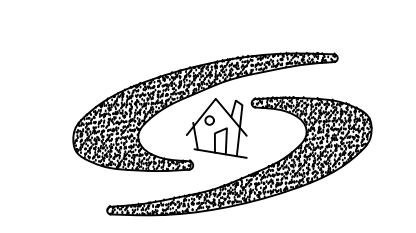
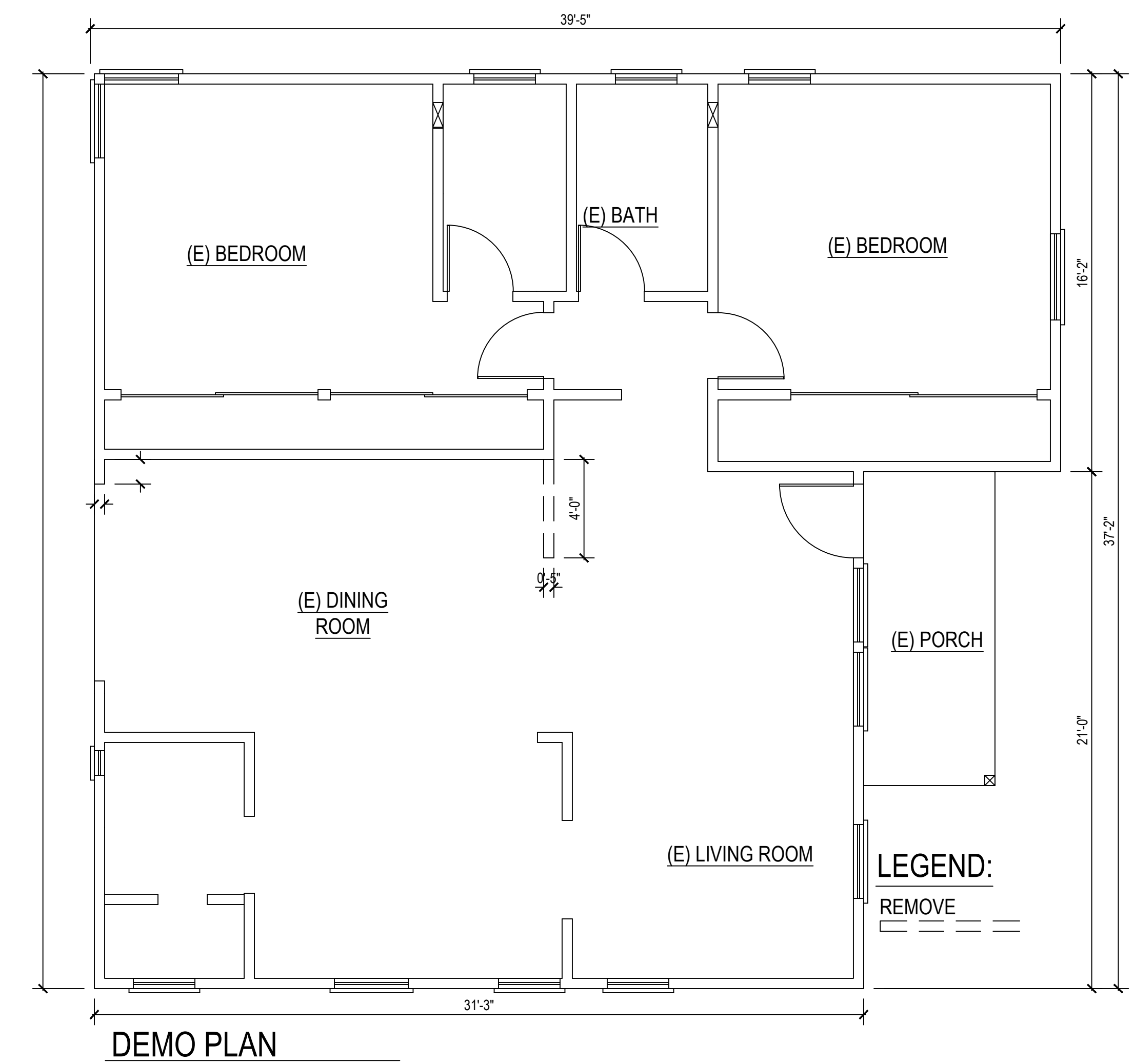
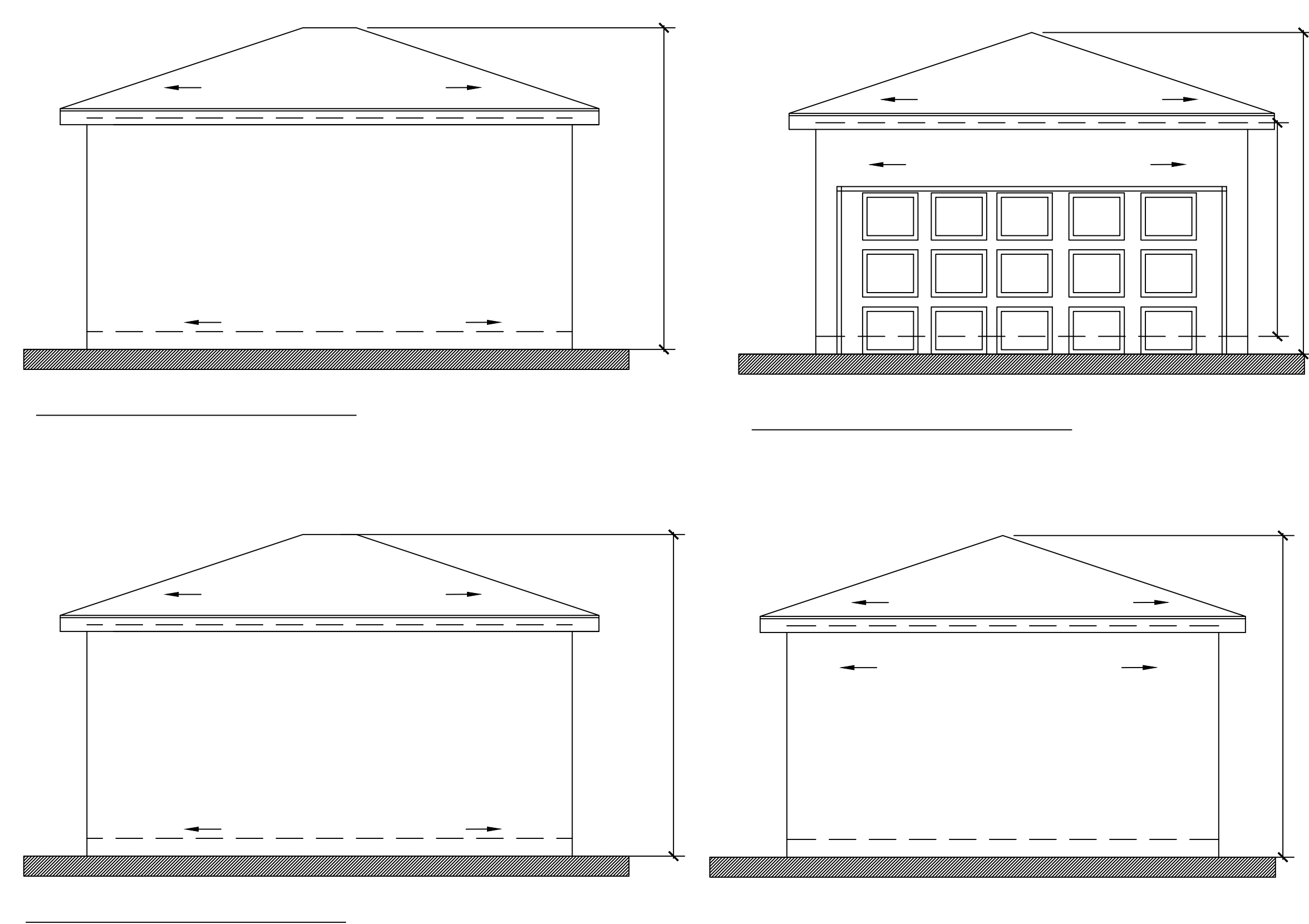
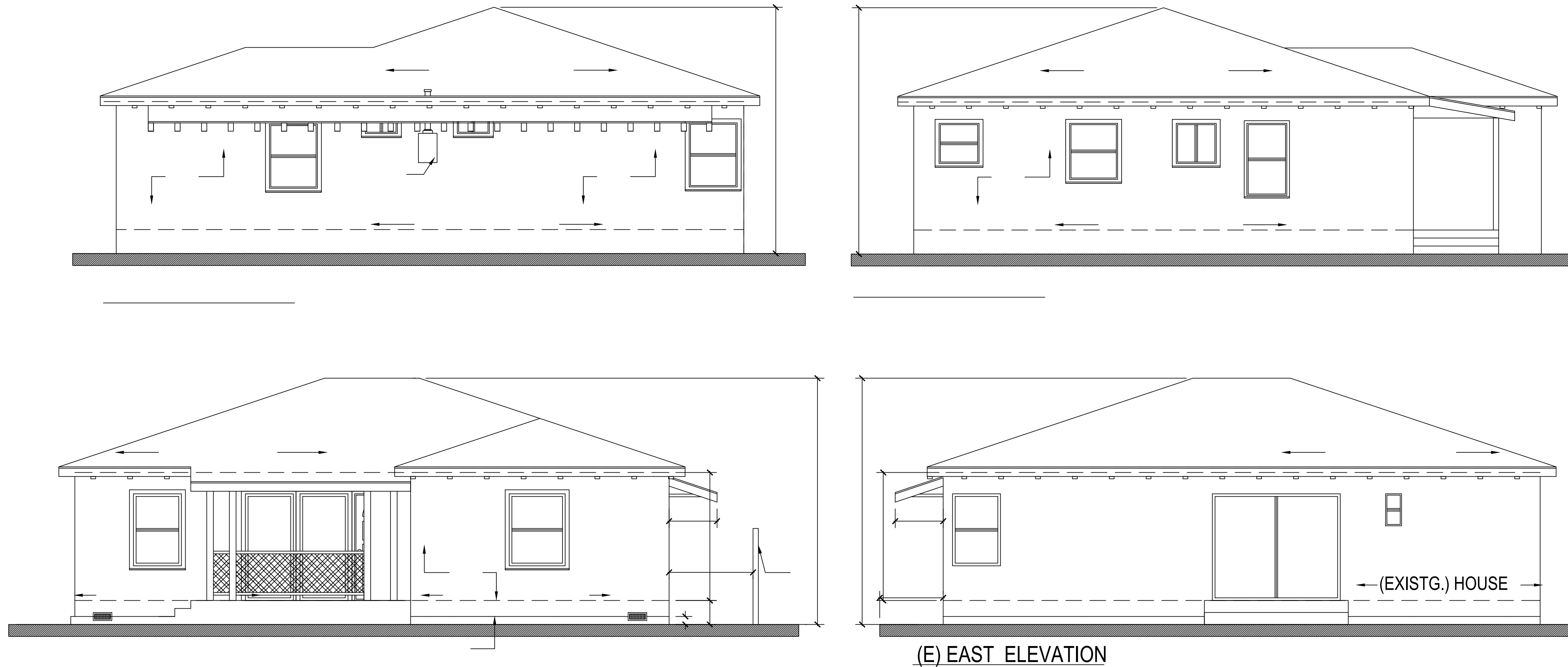
Project Number _____

Description _____

Computer File _____

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SHEET: _____



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(E) ELEVATIONS

SEAL:

Project Name _____
 Project Number _____
 Description _____
 Computer File _____
 Scale _____

Single Hung and Double Hung Window

Single Hung



On the Tuscany Series and Montecito® Series single hung window, the bottom sash slides upward—the top sash is permanently fixed. The double hung window gives you its unique high and low ventilation with both sashes operable. They can be ordered as individual windows, in double or triple wide combinations or even with a center fixed lite.

Double Hung



The Tuscany Series and Montecito Series vinyl single and double hung windows offer the outstanding insulating properties, low maintenance, and contemporary aesthetic appeal only vinyl can provide. Available in white, tan, and clay (select regions), as well as premium painted exteriors. The windows will maintain their color and shape and can be constructed to your exact size specifications, subject to engineering review.

Please also see:

- Single and Double Hung Hardware
- Premium Exterior Vinyl Finishes
- Full Lifetime Warranty
- Energy Packages
- Accessories

© Milgard Manufacturing, Inc.

Single & Double Hung Window — 104

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WINDOW BROCHURES

SEAL:

CR6™

Product Specifications

TRUE TRUWHITE™ TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite™ technology mixes the light from the highest performing red and unsaturated blue LEDs. This patented approach delivers an exclusive combination of 0+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy—a true no-compromise solution.

CONSTRUCTION & MATERIALS
Durable upper housing protects LEDs, driver and power supply. Adjustable flip clips resist heat while providing retention for flush ceiling fit.
Thermal management system uses both upper housing and lower reflector to conduct heat away from LEDs and transfer it to the plenum space for optimal performance. LED junction temperatures stay below specified maximum even when installed in insulated ceilings.
Suitable for insulated and non-insulated ceilings.
One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates CTE snap-in trims.

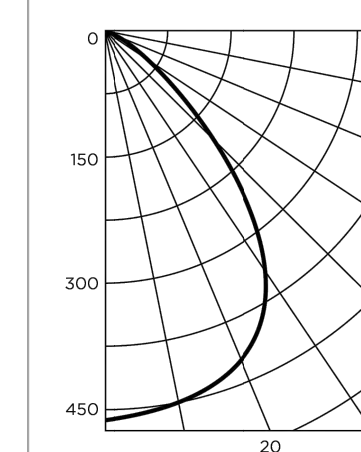
OPTICAL SYSTEM
Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating glare and color fringing. This ensures smooth light patterns are projected with no hot spots and minimal striations.
Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness.
Diffusing lens shields direct view of LEDs while lower reflector balances brightness of lens with the ceiling to create a low-glare high angle appearance.

ELECTRICAL SYSTEM
Integrates high-efficiency driver and power supply.
Power Factor > 0.9
Input Voltage: 120V, 60Hz
Dimming: Dimmable to 5% with most incandescent dimmers. Reference www.cree.com/lighting for recommended dimmers.

REGULATORY & VOLUNTARY QUALIFICATIONS
ENERGY STAR® qualified.
cULus Listed
Exceeds California Title-24 high efficacy luminaire requirements.
Suitable for wet locations.

Photometry

CR6 BASED ON ONSEXP REPORT #: 30014047-3
CR6-625L: MULTIPLY BY 0.78



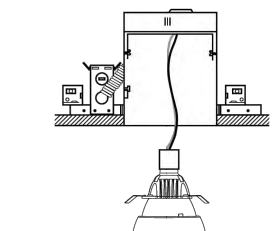
Angle	Intensity (Cand/pt)	Mean CP
0°	456	
5°	453	
15°	432	
25°	386	
35°	293	
45°	174	
55°	85	
65°	42	
75°	25	
85°	6	
90°	0	

Zone	Lumens	% Lamp	% Fix
0-30	336	42.0%	42.0%
0-40	376	44.0%	44.0%
0-60	724	90.60%	90.60%
0-90	800	100%	100%

Reference www.cree.com/lighting for detailed photometric data.

Installation

- Designed to easily install in standard 6" downlight housings from Cree and other manufacturers.*
- Quick install system utilizes a unique retention feature. Simply attach socket to CR6. Move light to ready position and slide into housing.



NOTE: Reference www.cree.com/lighting for detailed installation instructions.
*Reference www.cree.com/lighting for a list of compatible housings.

Application Reference

Open Space					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4				0.60	36
6 x 6	625	9.5	61	0.28	18
8 x 8				0.15	10
10 x 10				0.10	7
4 x 4				0.76	47
6 x 6	800	12	67	0.35	22
8 x 8				0.19	13
10 x 10				0.13	8

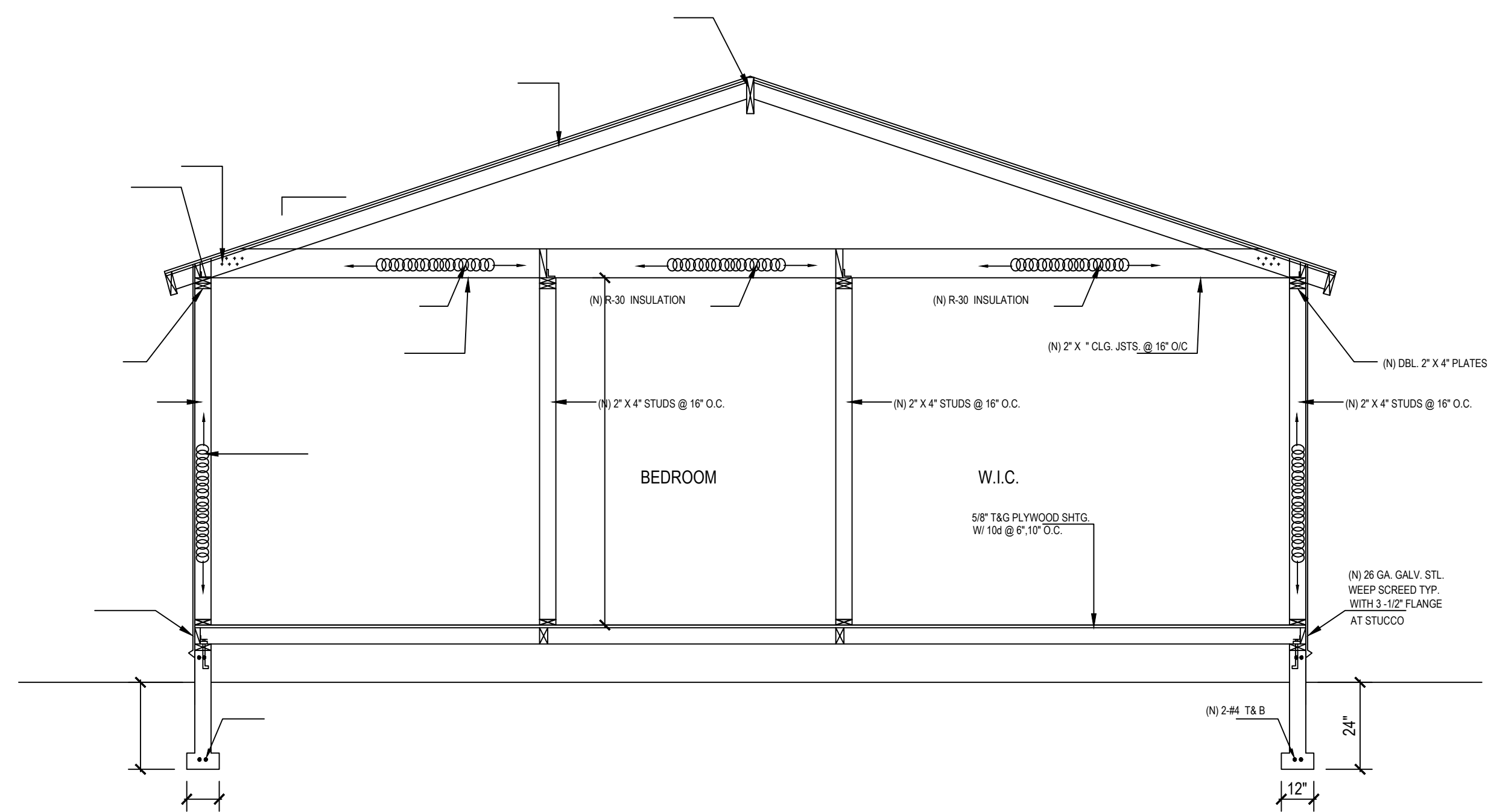
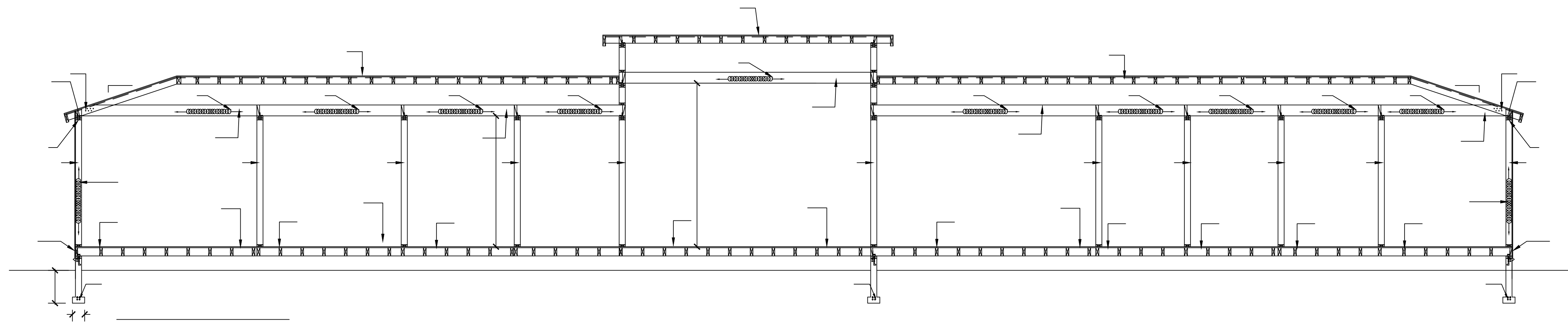
7' Ceiling, 80/50/20 Reflectances, 2.5 workspace.
LPF: 1.0 Initial. Open Space: 9'0" x 4'0" x 10'

Corridor					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center				0.40	13
6' on Center	625	9.5	61	0.27	9
8' on Center				0.20	7
10' on Center				0.17	6
4' on Center				0.51	17
6' on Center	800	12	67	0.34	11
8' on Center				0.25	8
10' on Center				0.21	7

10' Ceiling, 80/50/20 Reflectances, Light levels on the ground.
LLF: 1.0 Initial. Corridor: 6' Wide x 100' Long

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(562) 916 7505 | (714) 813 6555
 e_mail: ccdraftingdesign@yahoo.com

ISSUES AND REVISIONS

NO.	DATE	BY	CHECK

1. VERIFY MEASUREMENTS WITH CORRESPONDING COSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

CROSS SECTIONS

SEAL:

Project Name _____

Project Number _____

Description _____

Computer File _____

Scale _____

SHEET:

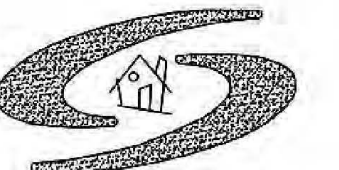
**PROPOSED
1-STORY
ADDITION**

914 PELANCONI AVE.
GLENDALE, CA. 91202

CONTACT:
Mr. SAU WONG
Mobile: (323) 449 9679

OWNER:
Mr. SAU WONG
Mobile: (323) 449 9679

CONSULTANT



C&C
Drafting Design

Edgar Cortes

Residential | 1100 E. Orangethorpe Ave.
& Commercial | # 200W, Anaheim
Design | Ca. 92801
(562) 916 7505 | (714) 813 8555
e_mail: ccdraftingdesign@yahoo.com

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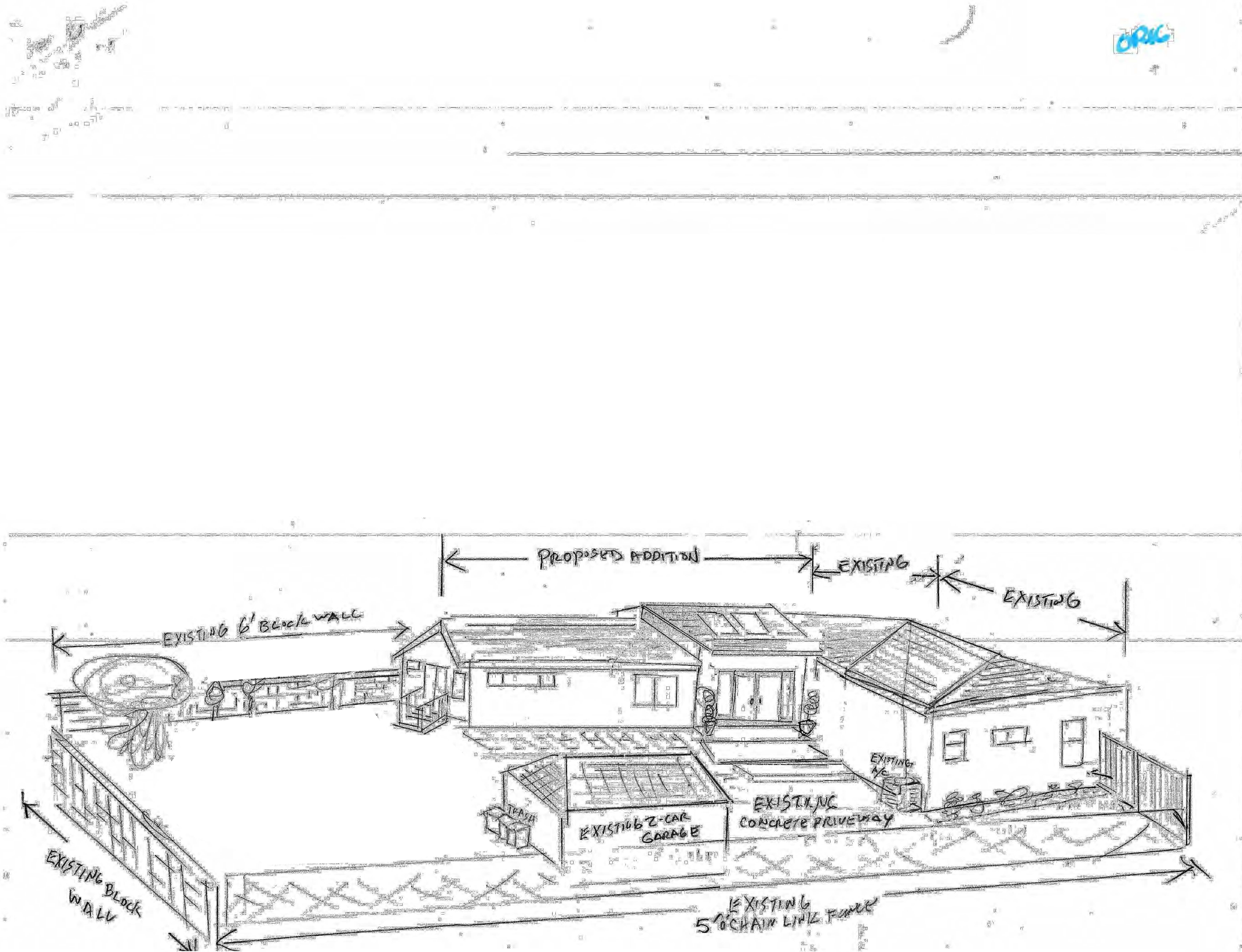
RENDERING

















SEAL:

Project Name _____
 Project Number _____
 Description _____
 Computer File _____
 Scale _____

SHEET:

A-7



914 Pelanconi Ave - MATERIAL BOARD				
ITEM	MATERIAL	COLOR	SUPPLIER	PHOTO
1. WALLS	Stucco	Grey	QUIKRETE	 <p>Quikrete 80 lb. Base Coat Stucco ★★★★★ (47) \$9.21 ✓ 471 available for scheduled delivery ✓ 174 in stock at Glendale</p> <p>Add To Cart </p>
2. WINDOWS	Tuscany Vinyl	White	MILGARD	 <p>Milgard Tuscany Vinyl White 1 1/2 in. x 6 in. x 6 in. PVC Stucco Molding</p> <p>Add To Cart </p>
3. DOOR & WINDOW TRIM	Wood Stucco Molding	White	BUILDERS CHOICE	 <p>Builders Choice Wood Stucco Molding 1 in. x 1-3/8 in. x 96 in. 104 PFJ Stucco Molding</p> <p>Add To Cart </p>
4. WINDOW SILL	Vinyl Composite sill molding	White	THE ROYAL MOLDINGS	 <p>The Royal Moldings 1-3/8 in. x 1-5/16 in. x 84 in. Vinyl Composite Sill Molding ★★★★★ (391) \$19.48 ✓ 5413 available for free delivery ✓ 5413 available for free ship to store</p> <p>More Options Available</p> <p>Add To Cart </p>
5. WOOD: LANDING & STAIRS	Veranda Composite decking Board	Stone Gray	FIBERON	 <p>Veranda 15/16 in. x 5-1/4 in. x 16 ft. Stone Gray Grooved Edge Capped Composite Decking Board ★★★★★ (7) \$26.38 ✓ 318 available for scheduled delivery ✓ 125 in stock nearby Cypress Park 4.85 mi.</p> <p>Add To Cart </p>
6. HANDRAIL & RAILING	Veranda Poly Composite	White	FIBERON	<p>Veranda Traditional 6 ft. x 36 in. (Actual Size: 67-3/4 x 33 1/4 in.) White PolyComposite Rail Kit without Brackets ★★★★★ (207)</p>  <p>Add To Cart </p>
7. ROOFING	Asphalt Shingles	Cool Shasta White	OWENS CORNING	<p>Owens Corning TruDefinition Duration Cool Shasta White Laminate Lifetime Architectural Shingles (32.8 sq. ft. per Bundle) ★★★★★ (1873)</p>  <p>Add To Cart </p>
8. WALL TOP COAT	Stucco	Light Grey to match existing	LA HABRA	 <p>LaHabra 90 lb. Exterior Stucco Color Coat Base #100 White ★★★★★ (49) \$27.48 ✓ 335 available for scheduled delivery ✓ 129 in stock at Glendale</p> <p>Add To Cart </p>



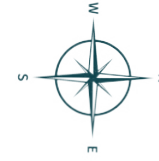
Front - East Facing



Front Left - South East Facing



Side - West Facing



Rear - West Facing



Rear - North Facing



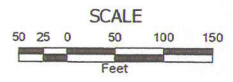
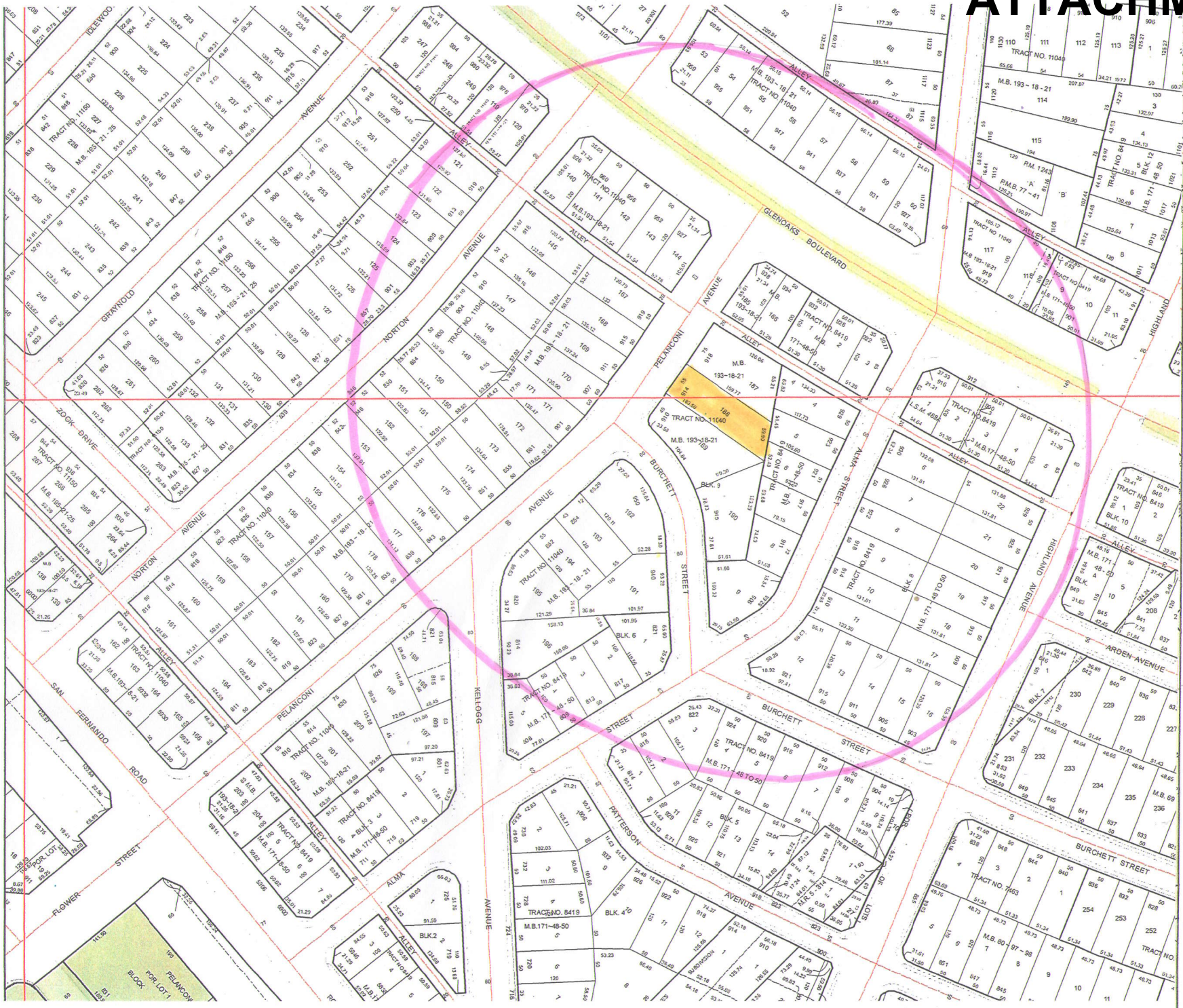
Rear - North West Facing



Front Right - East Facing



ATTACHMENT 3



- Legend**
- Property Basemaps**
- City Boundary
 - ROW-Tract Lines
 - Lot Lines
 - City Lot Split Lines
 - Other
 - County Lot Split Lines
 - Future Streets
 - Parcels in Adjacent Cities
 - LHM-Lot Split Map Boundaries
 - Street Centerline
- City-Owned Properties**
(Not Visible on Xerox's Copies)
- City of Glendale
 - City-State Joint Ownership
 - City-Private Joint Ownership
 - Glendale Redevelopment Agency
 - Glendale Housing Authority
- Planimetric Features**
- Paved Streets & Alleys
 - Unpaved Roadways
 - Sidewalk
 - Road Bridges
 - Unpaved Alleys
 - Building Footprints

Disclaimer:
This Drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including the City of Glendale.

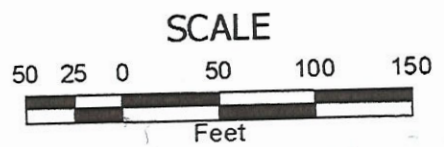


Public Works Department
Engineering Division
Mapping & Real Property
W.F. A'Hearn, GIS Analyst
28 September 2021

Locator Map



ATTACHMENT 4



Legend

- 300 FT RADIUS
- SUBJECT PROPERTY
- TWO STORY FAMILY
- MULTI FAMILY

LEGEND						
Number / Lot & Picture #	Address	Height & Roof Survey	Setback Survey	Floor Area Ratio Survey	House Size/ Floor Area	Lot Size
1	914 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	13.65%	1,275	9,340
2	918 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	19.01%	2,132	11,214
3	929 Alma St	1 Story Single Family	Approx 20 ft back	26.13%	1,920	7,348
4	923 Alma St	1 Story Single Family	Approx 20 ft back	19.79%	1,138	5,750
5	921 Alma St	1 Story Single Family	Approx 20 ft back	25.55%	1,334	5,222
6	917 Alma St	1 Story Single Family	Approx 20 ft back	28.14%	1,409	5,007
7	911 Alma St	1 Story Single Family	Approx 20 ft back	24.99%	1,262	5,051
8	905 Alma St	1 Story Single Family	Approx 25 ft back	16.43%	1,467	8,927
9	945 Burchett St	1 Story Single Family	Approx 20 ft back	13.18%	1,382	10,489
10	910 Pelanconi Ave	1 Story Single Family	Approx 20 ft back	16.83%	1,942	11,541
11	960 W. Glenoaks	2 Story Apartment	Approx 15 ft back	61.96%	3,797	6,128
12	956 W. Glenoaks	2 Story Apartment	Approx 15 ft back	51.20%	3,198	6,246
13	952 W. Glenoaks	2 Story Apartment	Approx 15 ft back	14.73%	900	6,109
14	927 Pelanconi Ave	2 Story Apartment	Approx 15 ft back	45.87%	2,724	5,938
15	938 W. Glenoaks	2 Story Apartment	Approx 15 ft back	103.94%	5,278	5,078
16	934 W. Glenoaks	2 Story Apartment	Approx 15 ft back	105.96%	5,278	4,981
17	932 W. Glenoaks	2 Story Apartment	Approx 15 ft back	103.27%	5,278	5,111
18	928 W. Glenoaks	2 Story Apartment	Approx 15 ft back	65.06%	3,396	5,220
19	922 W. Glenoaks	1 Story Apartment	Approx 10 ft back	43.90%	2,157	4,913
20	916 W. Glenoaks	2 Story Apartment	Approx 10 ft back	109.83%	5,667	5,160
21	912 W. Glenoaks	2 Story Apartment	Approx 15 ft back	45.10%	2,132	4,727
22	930 Alma St	1 Story Single Family	Approx 25 ft back	20.39%	1,603	7,863
23	926 Alma St	1 Story Single Family	Approx 25 ft back	25.46%	1,691	6,641
24	922 Alma St	1 Story Single Family	Approx 25 ft back	26.97%	1,748	6,481
25	918 Alma St	1 Story Single Family	Approx 25 ft back	18.83%	1,263	6,706
26	914 Alma St	1 Story Single Family	Approx 25 ft back	25.43%	1,659	6,524
27	910 Alma St	1 Story Single Family	Approx 20 ft back	16.58%	1,082	6,526
28	915 Burchett St	1 Story Single Family	Approx 25 ft back	22.59%	1,386	6,135
29	921 Burchett St	2 Story Single Family	Approx 25 ft back	23.74%	2,247	9,466
30	821 Alma St	1 Story Single Family	Approx 25 ft back	18.50%	1,302	7,036
31	940 Burchett St	1 Story Single Family	Approx 25 ft back	16.36%	1,599	9,772
32	950 Burchett St	1 Story Single Family	Approx 25 ft back	11.88%	1,344	11,310
33	854 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	26.58%	1,776	6,682
34	852 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	17.65%	1,186	6,718
35	855 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	19.43%	1,285	6,613
36	861 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	20.93%	1,464	6,995
37	901 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	16.49%	1,149	6,969
38	907 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	24.79%	1,826	7,367
39	911 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	16.39%	1,114	6,798
40	915 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	18.63%	1,242	6,666
41	919 Pelanconi Ave	1 Story Single Family	Approx 25 ft back	29.51%	1,978	6,703
42	918 Norton Ave	1 Story Single Family	Approx 20 ft back	14.30%	1,082	7,568
43	912 Norton Ave	1 Story Single Family	Approx 20 ft back	14.29%	1,004	7,026
44	910 Norton Ave	1 Story Single Family	Approx 20 ft back	19.31%	1,387	7,181
45	904 Norton Ave	1 Story Single Family	Approx 20 ft back	25.87%	1,995	7,712
46	900 Norton Ave	2 Story Single Family	Approx 20 ft back	31.08%	2,481	7,983
		Average	23.77 ft	32.10%	2,021	7,020

914 Pelanconi Ave - PHOTOGRAPHIC LEGEND - 300 LINEAR FOOT BOUNDARY



1 914 Pelanconi Ave



2 918 Pelanconi Ave



3 929 Alma St



4 923 Alma St



5 921 Alma St



6 917 Alma St



7 911 Alma St



8 905 Alma St



9 945 Burchett St



10 910 Pelanconi Ave



11 960 W. Glenoaks



12 956 W. Glenoaks



13 952 W. Glenoaks



14 927 Pelanconi Ave



15 938 W. Glenoaks



16 934 W. Glenoaks



17 932 W. Glenoaks



18 928 W. Glenoaks



19 922 W. Glenoaks



20 916 W. Glenoaks



21 912 W. Glenoaks



22 930 Alma St



23 926 Alma St



24 922 Alma St



25 918 Alma St



26 914 Alma St



27 910 Alma St



28 915 Burchett St



921 Burchett St



821 Alma St



940 Burchett St



950 Burchett St



854 Pelanconi Ave



852 Pelanconi Ave



855 Pelanconi Ave



861 Pelanconi Ave



901 Pelanconi Ave



907 Pelanconi Ave



911 Pelanconi Ave



915 Pelanconi Ave



919 Pelanconi Ave



918 Norton Ave



912 Norton Ave



910 Norton Ave



904 Norton Ave



900 Norton Ave