



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

November 1, 2024

Decision Date

2422 Canada Boulevard

Address

Administrative Design Review (ADR)

Review Type

5653014002

APN

PADR-003826-2024

Case Number

Garo Nazarian

Applicant

Paulina Safarian, Planning Associate

Case Planner

Chris Kregorian

Owner

Project Summary

The applicant is proposing to construct a new, 400 square-foot two-car garage attached garage to the front of an existing 1,983 square foot, one-story single-family home located on a 9,000 square-foot lot. The existing carport will be removed and replaced with the new garage, and proposed color, material and finish for the garage will match the existing house.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 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

Originally developed in 1950, the project site is a 9,000 square-foot, rectangular lot with a frontage on Canada Boulevard. The site is currently developed with a 1,983 square foot one-story single-family home. The project site also features an existing swimming pool that will be maintained. The lot gently slopes in a north to south direction. However, the new garage, the existing house, pool, and other site improvements are located on a relatively flat pad.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1 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	10,220 sq. ft.	2,250 sq. ft. – 15,810 sq. ft.	9,000 sq. ft. (No change)
Setback	23 feet	5 feet – 30 feet	26 feet (No change)
House size	2,079 sq. ft.	1,188 sq. ft. – 16,392 sq. ft.	1,983 sq. ft.
Floor Area Ratio	0.20	0.12 – 0.130	0.19
Number of stories	10 homes are 1-story & 10 homes are 2-stories	1 to 2-stories	1-story (No change)

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
- Alteration of landform minimized

Yards and Usable Open Space

yes n/a no

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized

- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

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

If "no" select from below and explain:

- Consistent with predominant pattern on street
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

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

If "no" select from below and explain:

- Complementary to building design and surrounding site
- 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
- Stormwater runoff minimized

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 site plan remains relatively unchanged. The project features a 400 square-foot attached garage located at the front of the existing house. The location of the new garage is appropriate to the site and consistent with the neighborhood.
- The proposed attached garage, facing and visible from the main street frontage on Canada Boulevard will be accessible from the existing driveway located on the north side of the property.
- Existing landscaping and swimming pool 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
- 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 proposed garage's mass, scale, height, proportions, and architectural concept are consistent and integrates with the existing residence.
- The garage's scale and proportions are appropriate to the site and the neighborhood.

- The garage addition features an asphalt shingle, gable-roof design with an 3:12 pitch, matching the existing roof pitch of the house. The garage height at 12 feet is designed to be below the existing main roof ridge of the house. The overall 12'-5" height of the existing house will remain unchanged.

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

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 appropriate to hillside area

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 project does not showing lighting nor downspouts on the building. A condition is included to show any proposed light fixtures and downspouts, appropriately located and complementary to the building design. Submit a cut sheet of proposed light fixture for staff review.

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 design and detailing of the garage are compatible with the existing traditional style of the house through the use of architectural treatments, materials, color, etc., that match the existing house and appropriate to the neighborhood.
- The addition features an asphalt shingle gable-roof design that is consistent with the roof plan of the existing house.
- The design of the garage, appropriately integrates with and complements the existing traditional style of the house. If lighting is proposed on the new garage and/or the house, a condition is included to show lighting on the building that is complementary to the design of the house, and show downspouts appropriately located on the building.

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. If new exterior lighting is proposed on the building, specifications (cut sheets) of exterior light fixtures and locations shall be submitted to staff for review and approval prior to plan check submittal. The exterior lighting should be appropriate to and consistent with the style of the house; limit their location to the main entry and patio doors.
 2. Label gutters and downspouts on the elevations.
 3. That the material for the new garage door be called-out on the elevations.
-

Attachments

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

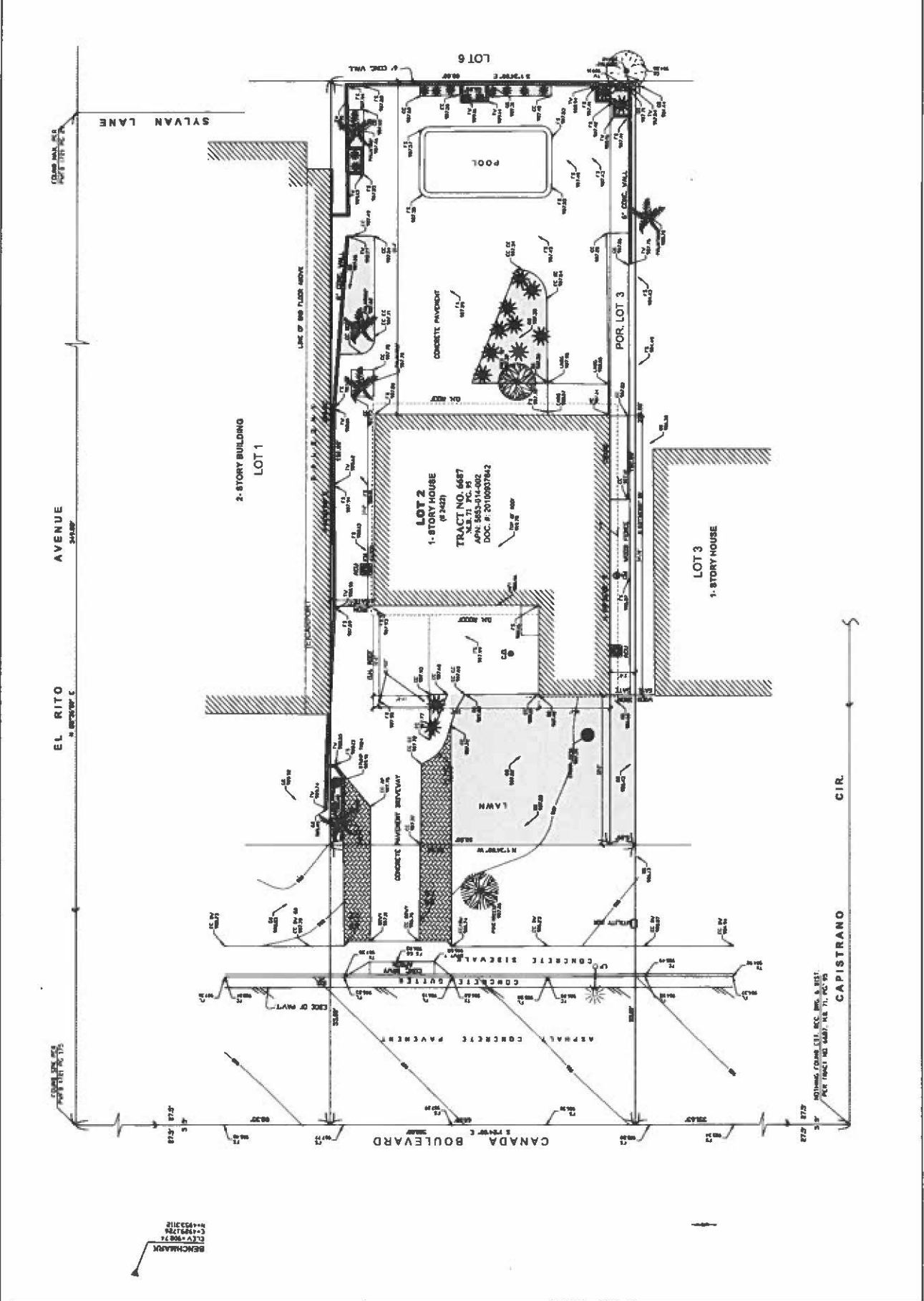
REVISION	BY

OWNER
 CHRIS KREGGRIAN
 2422 CANADA BLVD
 GLENDALE CA

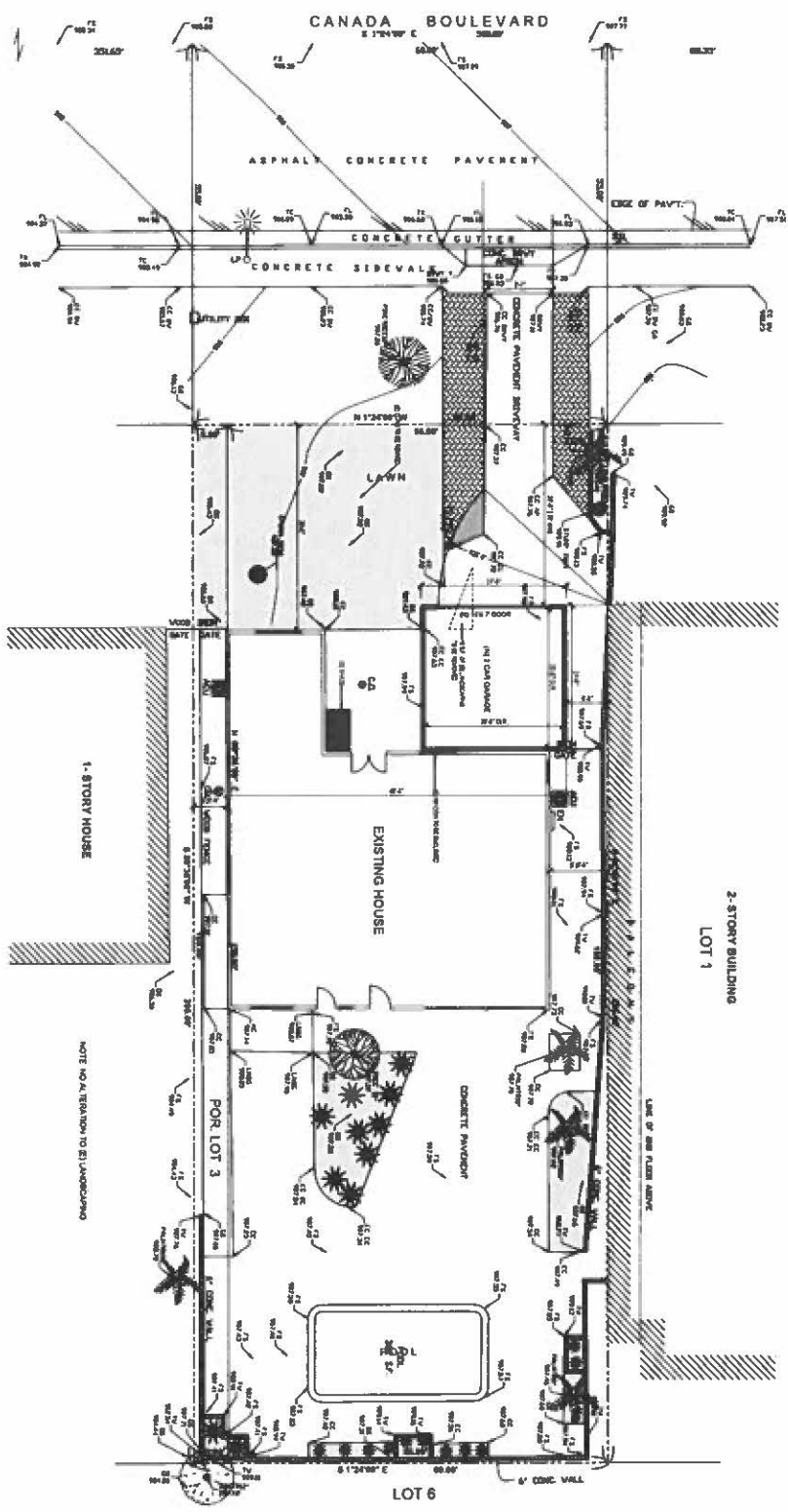
PROJECT
 2 CAR GARAGE ADDITION
 2422 CANADA BLVD.
 GLENDALE CA

DRAWING TITLE
 EXISTING SITE PLAN

DATE	6/10/2024
SCALE	1/4" = 1'-0"
DRAWN	MM
APPROVED	
JOB	2024-09
SHEET	A-1
OF	2



DATE OF ISSUE	NO. OF SHEETS
2/15/2024	10
PROJECT NO.	2422 CANADA BLVD
OWNER	CHRIS KREGORIAN
PROJECT ADDRESS	2422 CANADA BLVD
CITY	GLENDALE, CA
COUNTY	LOS ANGELES
STATE	CA
ZONING	RS-1
PERMIT NO.	24-00000000-0000
PERMIT DATE	
DATE OF PERMIT	
DATE OF EXPIRY	
DATE OF REVIEW	
DATE OF REVISION	
DATE OF APPROVAL	
DATE OF CLOSURE	
DATE OF REMOVAL	
DATE OF REPAIR	
DATE OF REFINISH	
DATE OF REUSE	



NOTE NO. 1. REVISION TO 21 JANUARY 2024

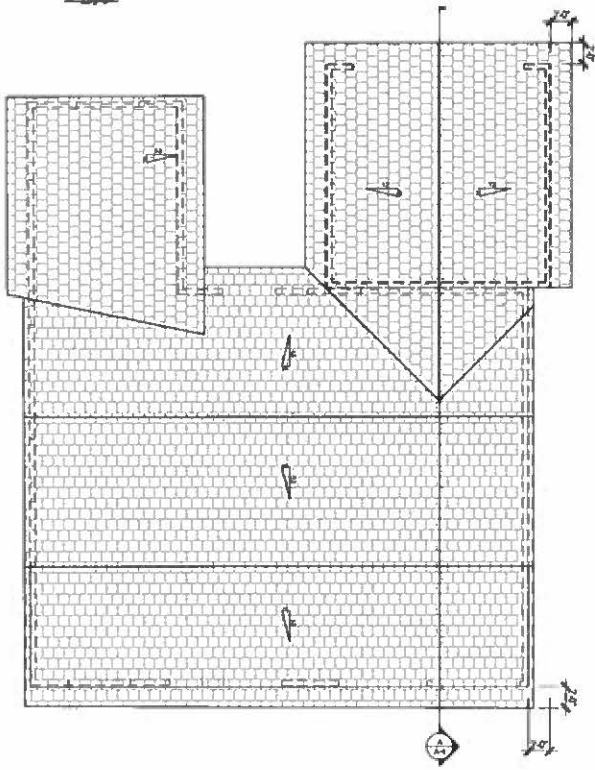
DRAWING TITLE	PROJECT		OWNER	REVISION
	PROPOSED SITE PLAN	2 CAR GARAGE ADDITION 2422 CANADA BLVD. GLENDALE CA	CHRIS KREGORIAN 2422 CANADA BLVD GLENDALE CA	
DATE	2/15/2024			
SCALE	1/4" = 1'-0"			
DRAWN BY	2024-02			
APPROVED	2024-02			
DATE	2024-02			
BY	2024-02			

OF
A-2
OF
10 SHEETS

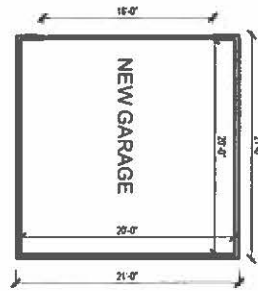
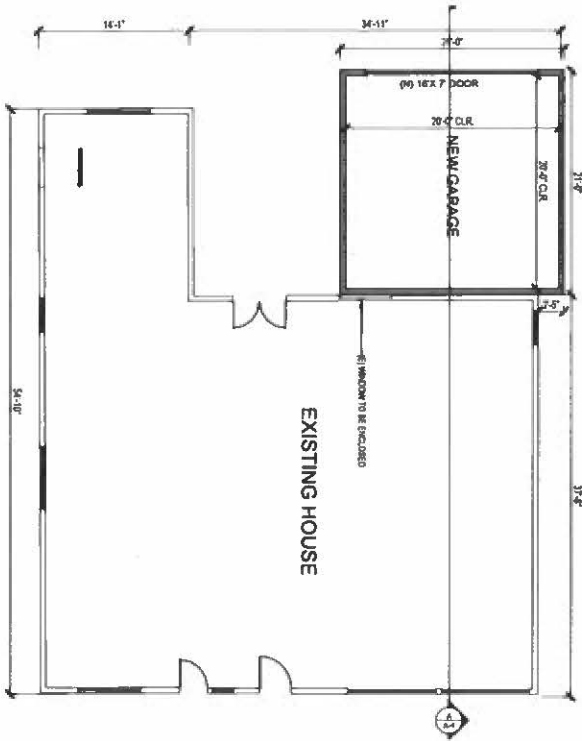
RCB ENGINEERING
300 E. HARWARD ST. # 305 GLENDALE, CA 91201
TEL: 619-250-2600 FAX: 619-250-8400

DOMUS DESIGN
300 E. HARWARD ST. # 305 GLENDALE, CA 91201
TEL: 619-250-2600 FAX: 619-250-8400

ROOF PLAN



FLOOR PLAN



DATE: 6/1/2014 SCALE: 3/8" = 1'-0" DRAWN BY: [Signature] APPROVED BY: [Signature] JOB NO: 2014-08	DRAWING TITLE	PROJECT	OWNER	R/C/B ENGINEERING 100 E. HARVARD ST. # 308 GLENDALE, CA 91205 TEL: (619) 520-3888 FAX: (619) 546-6198
	FLOOR / ROOF PLAN	2 CAR GARAGE ADDITION 2422 CANADA BLVD. GLENDALE CA	CHRIS KREGORIAN 2422 CANADA BLVD GLENDALE CA	
A-3 SHEET NO.				

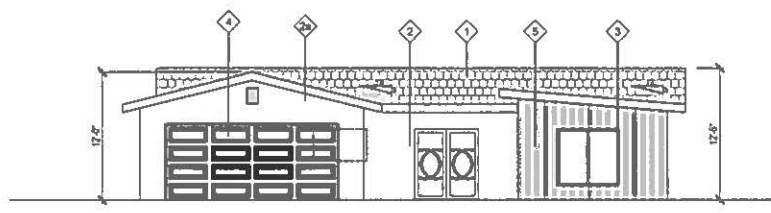
REVISION	BY

OWNER
 CHRIS KREGORIAN
 2422 CANADA BLVD
 GLENDALE CA

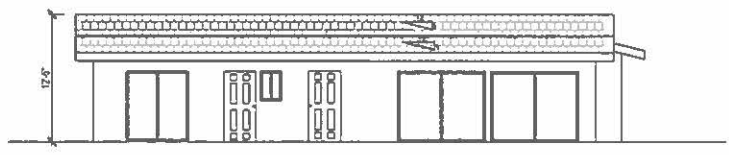
PROJECT
 2 CAR GARAGE ADDITION
 2422 CANADA BLVD.
 GLENDALE CA

DRAWING TITLE
 ELEVATIONS & SECTION

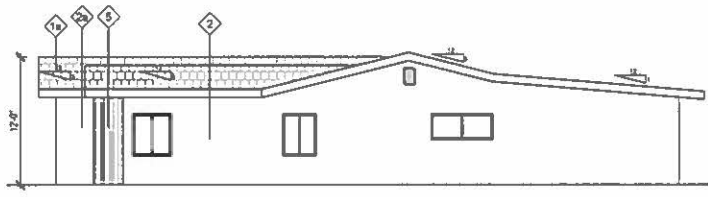
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 SCALE: 3/4" = 1'-0"
 DRAWN: [initials]
 APPROVED: [initials]
 JOB: 2024-08
 SHEET: A-4
 OF: 10-0001-04



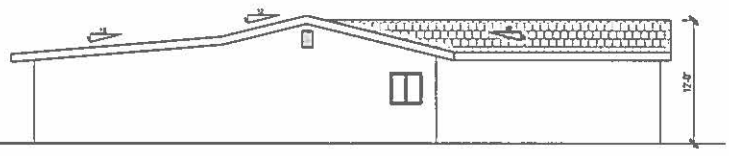
WEST ELEVATION



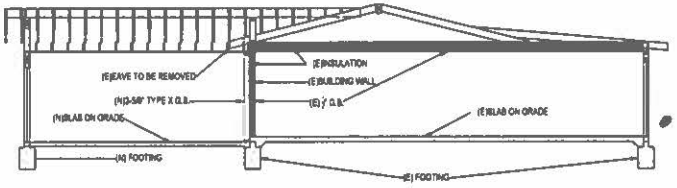
EAST ELEVATION



SOUTH ELEVATION

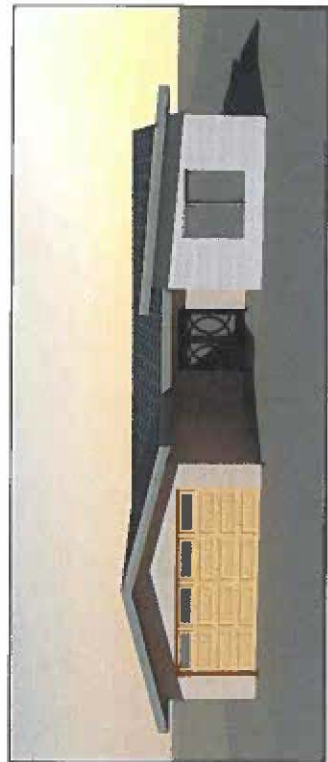


NORTH ELEVATION



SECTION A-A

ELEVATION KEYNOTES	
SYMBOL	DESCRIPTION
1	ASPHALT SHINGLE ROOFING
1a	NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING
2	EXISTING STUCCO.
2a	NEW STUCCO. TO MATCH EXISTING IN COLOR AND TEXTURE
3	EXISTING VINYL WINDOW
4	NEW GARAGE DOOR
5	VERTICAL WOOD PANELS



VIEW FROM SOUTH-WEST



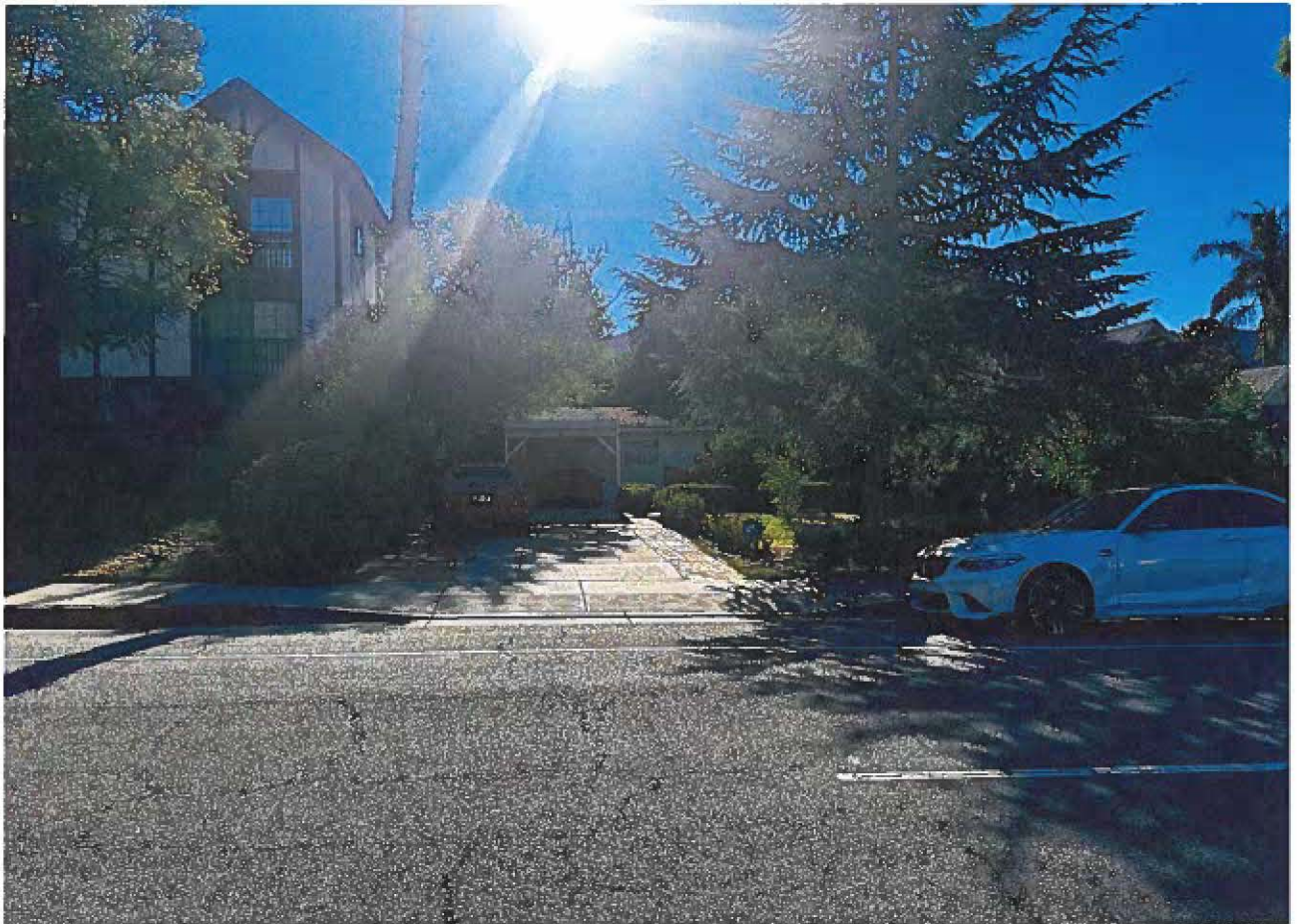
VIEW FROM NORTH-WEST



WEST ELEVATION



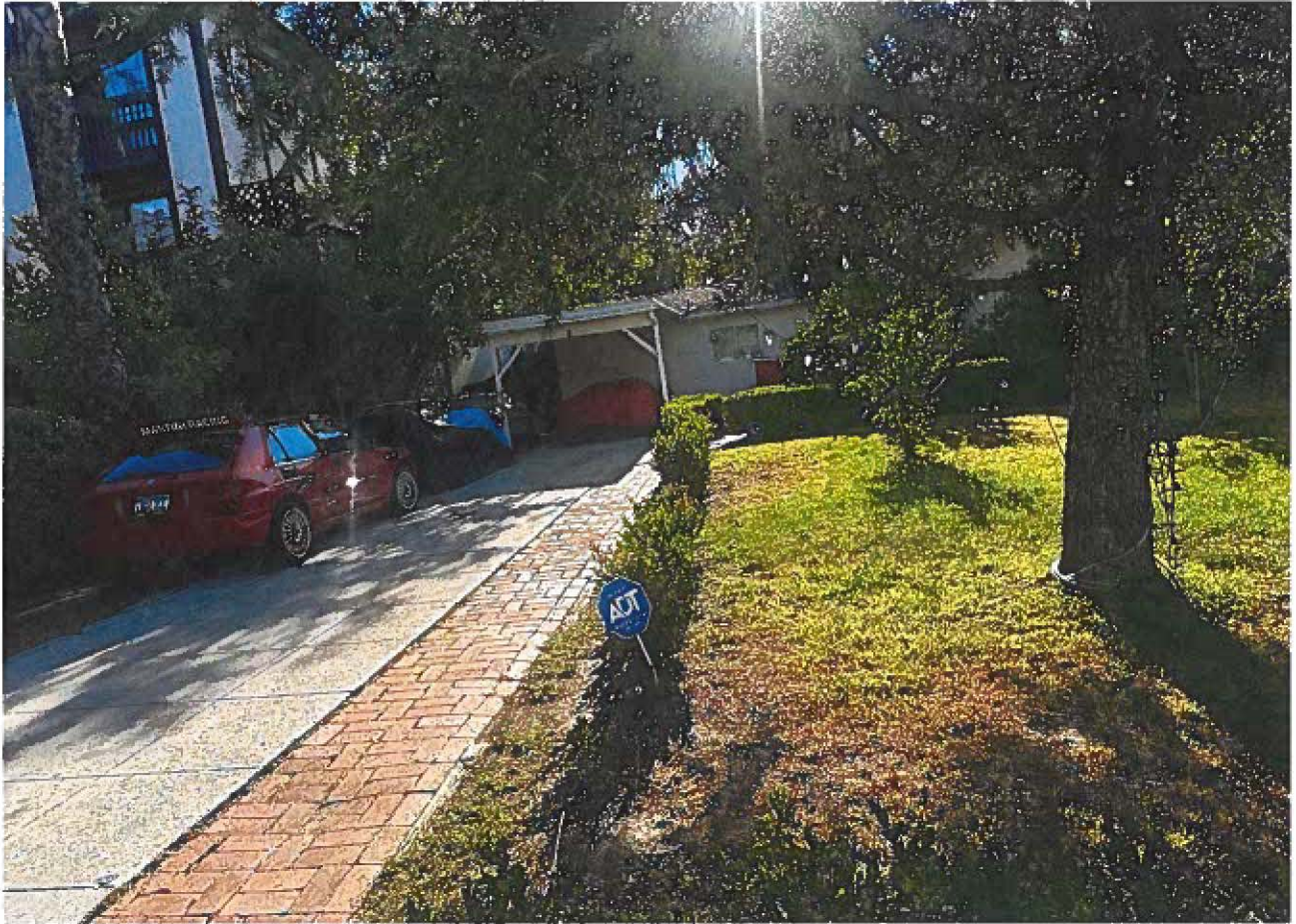
GARAGE DOOR



A. 2422 CANADA BLVD (SITE)



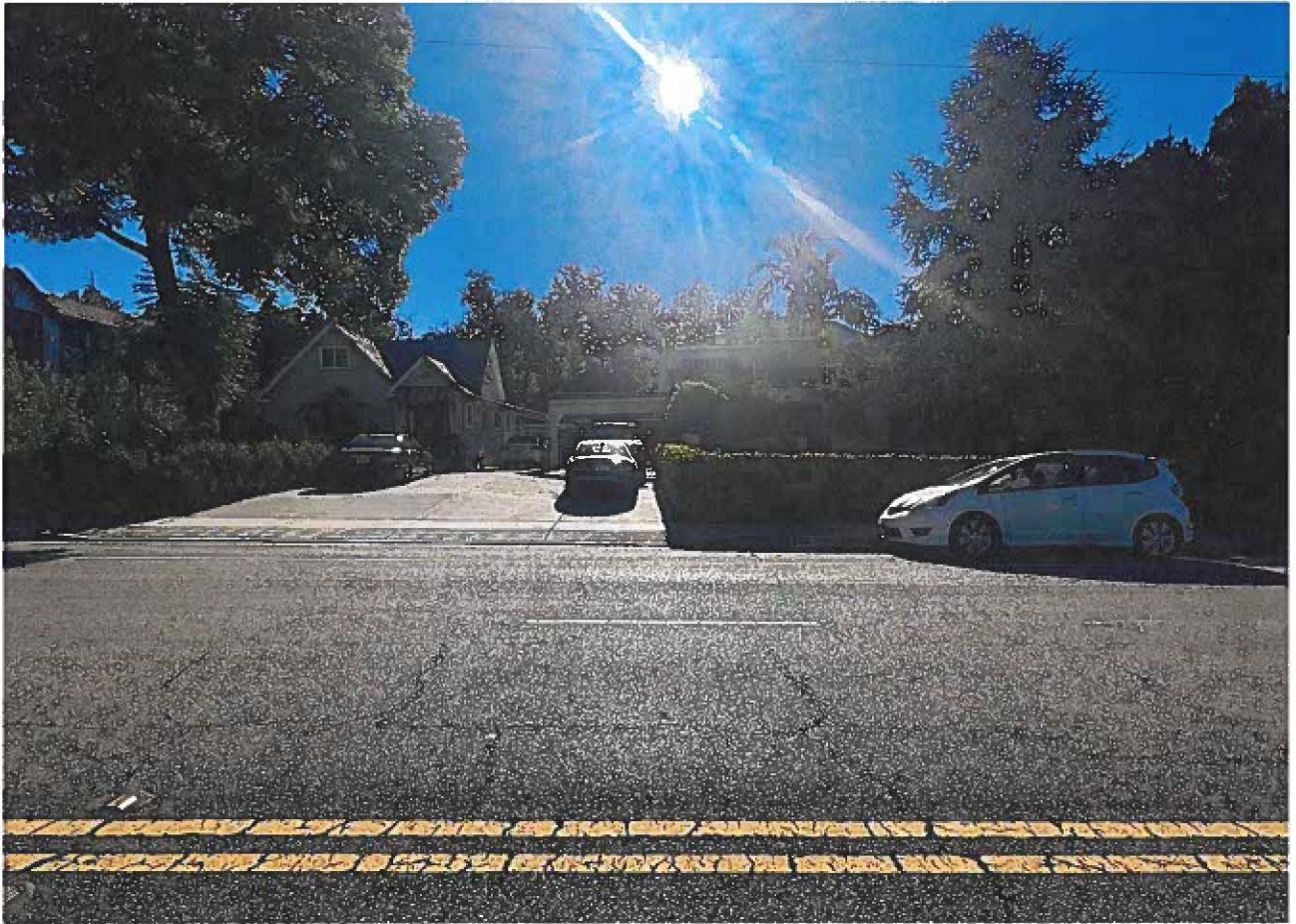
A. 2422 CANADA BLVD (SITE)



A. 2422 CANADA BLVD (SITE)



B. 2416 CANADA BLVD



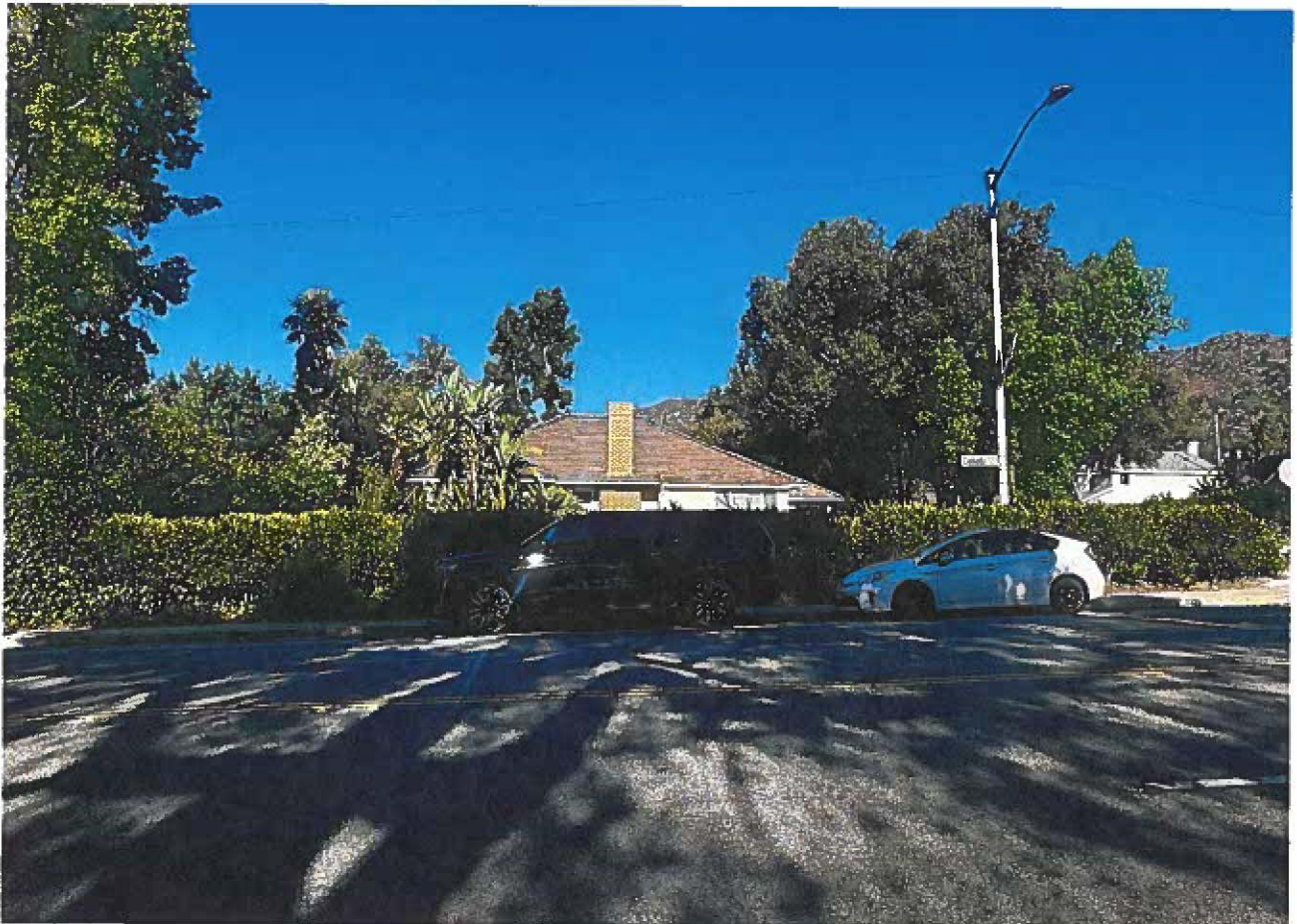
C. 2412 CANADA BLVD



D.1701 CAPISTRANO CIR



E. 1700 CAPISTRANO CIR



F. 2325 CANADA BLVD



G. 1661 CAPISTRANO AVE



H. 2409 CANADA BLVD



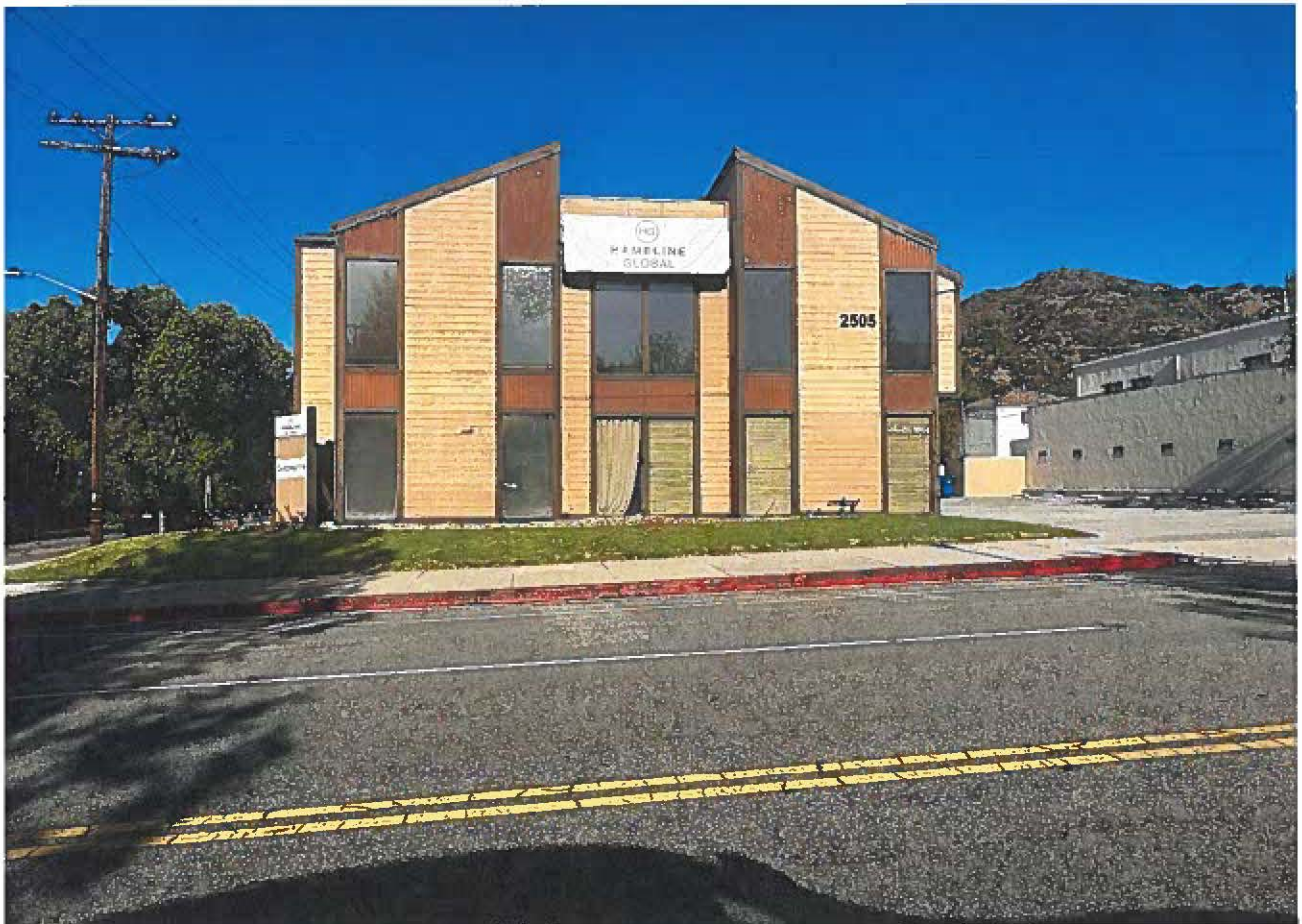
I. 2415 CANADA BLVD



J. 2421 CANADA BLVD



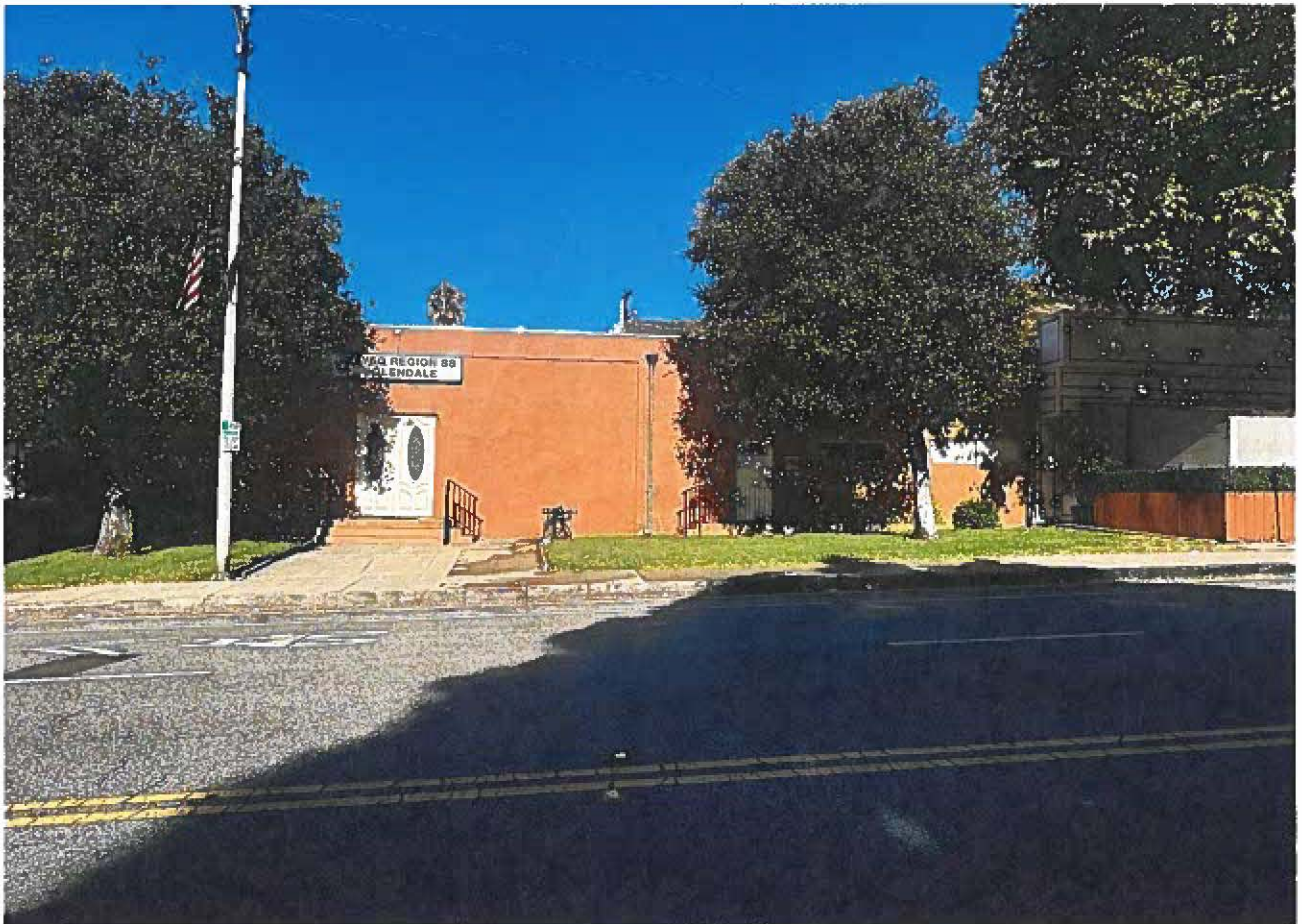
K. 2425 CANADA BLVD



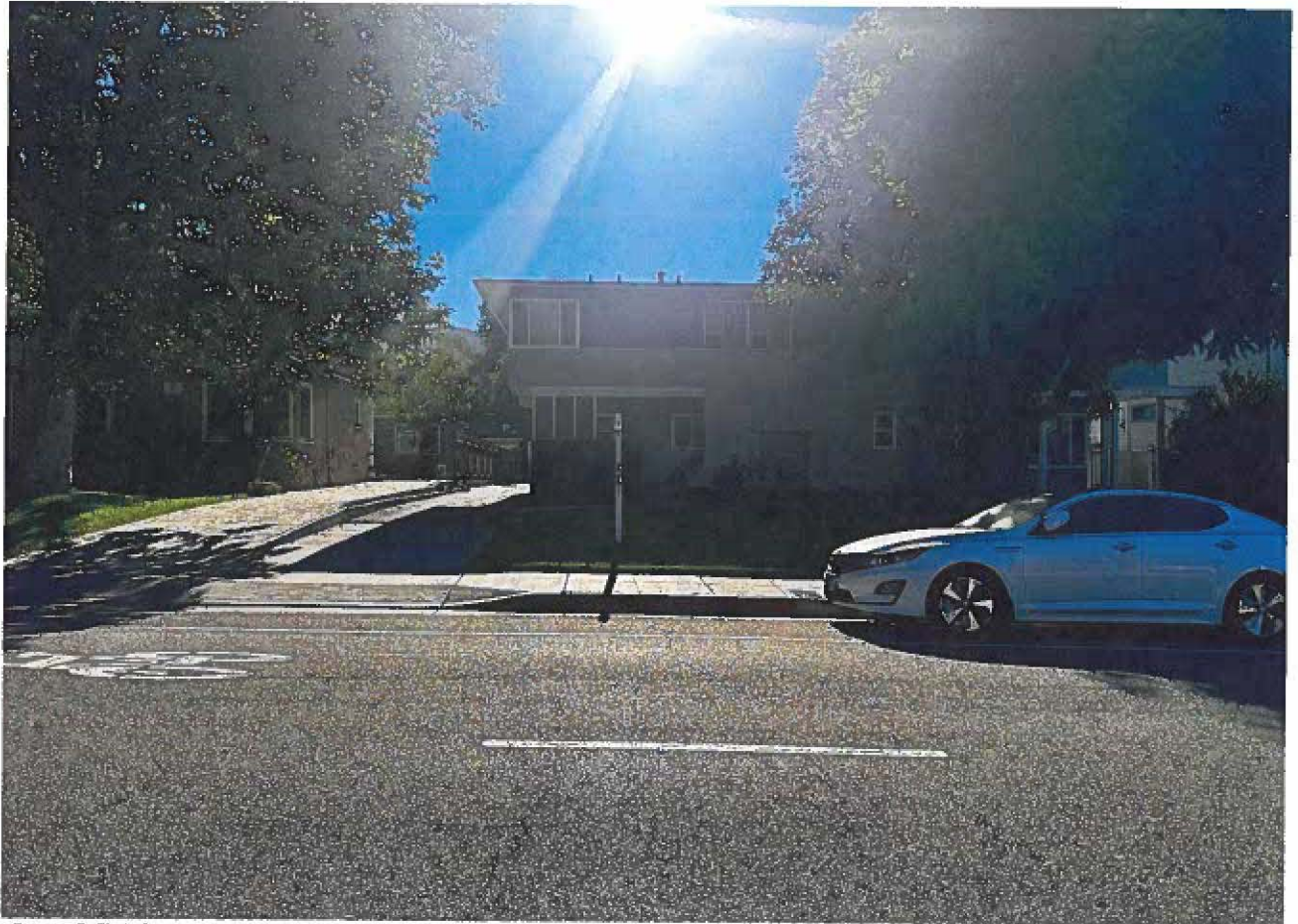
L. 2505 CANADA BLVD



M. 2509 CANADA BLVD



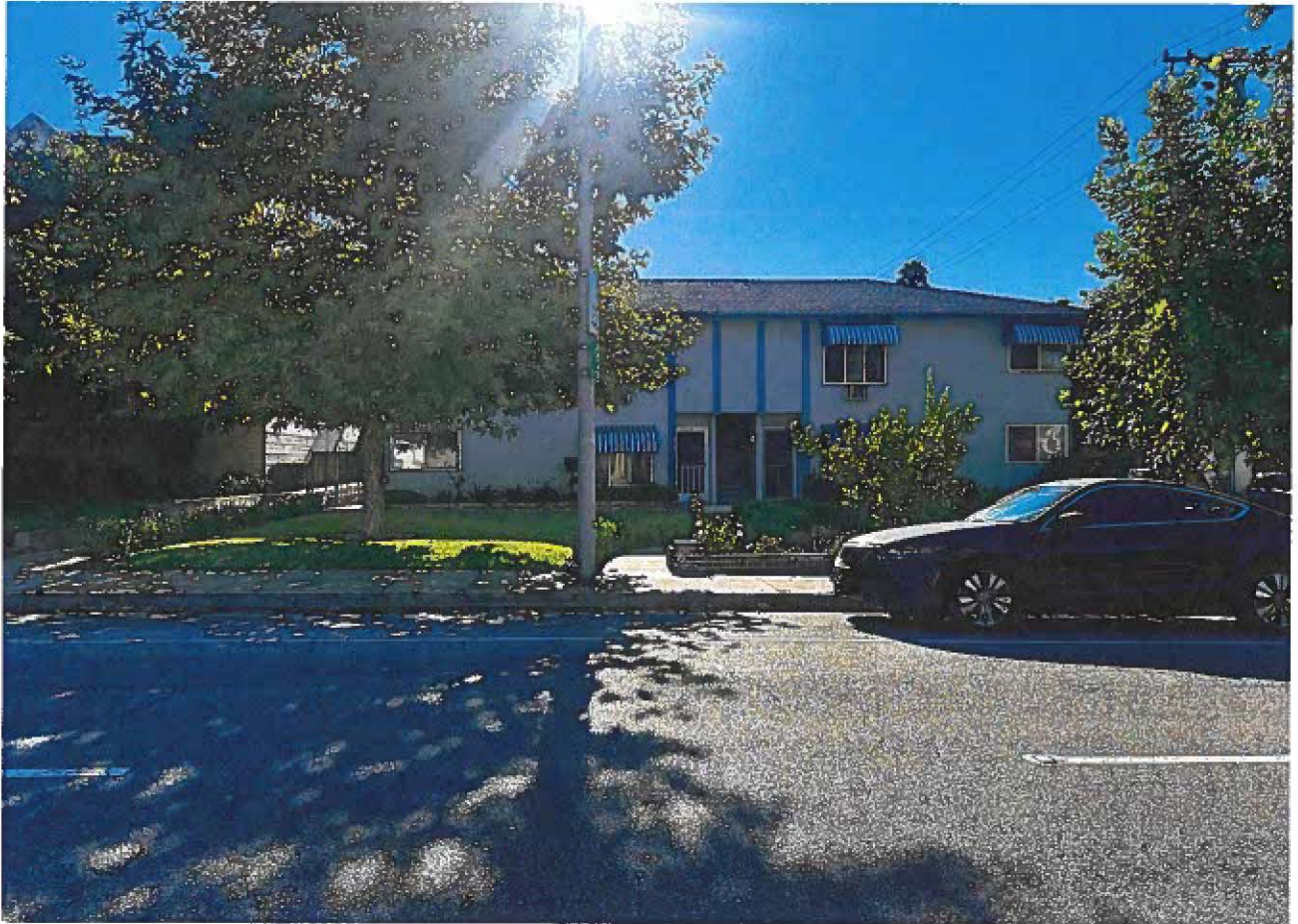
N. 2515 CANADA BLVD



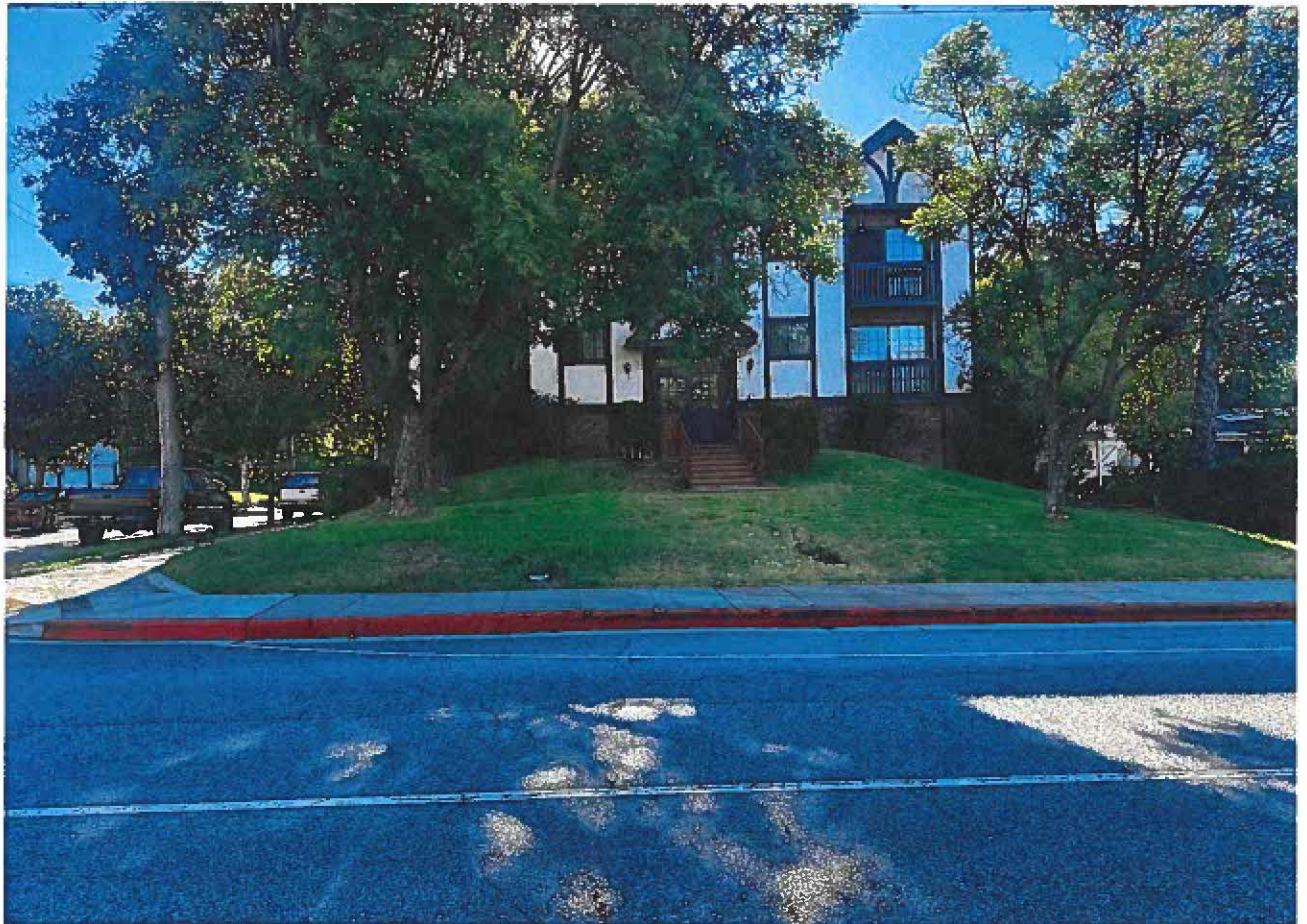
O. 2512 CANADA BLVD



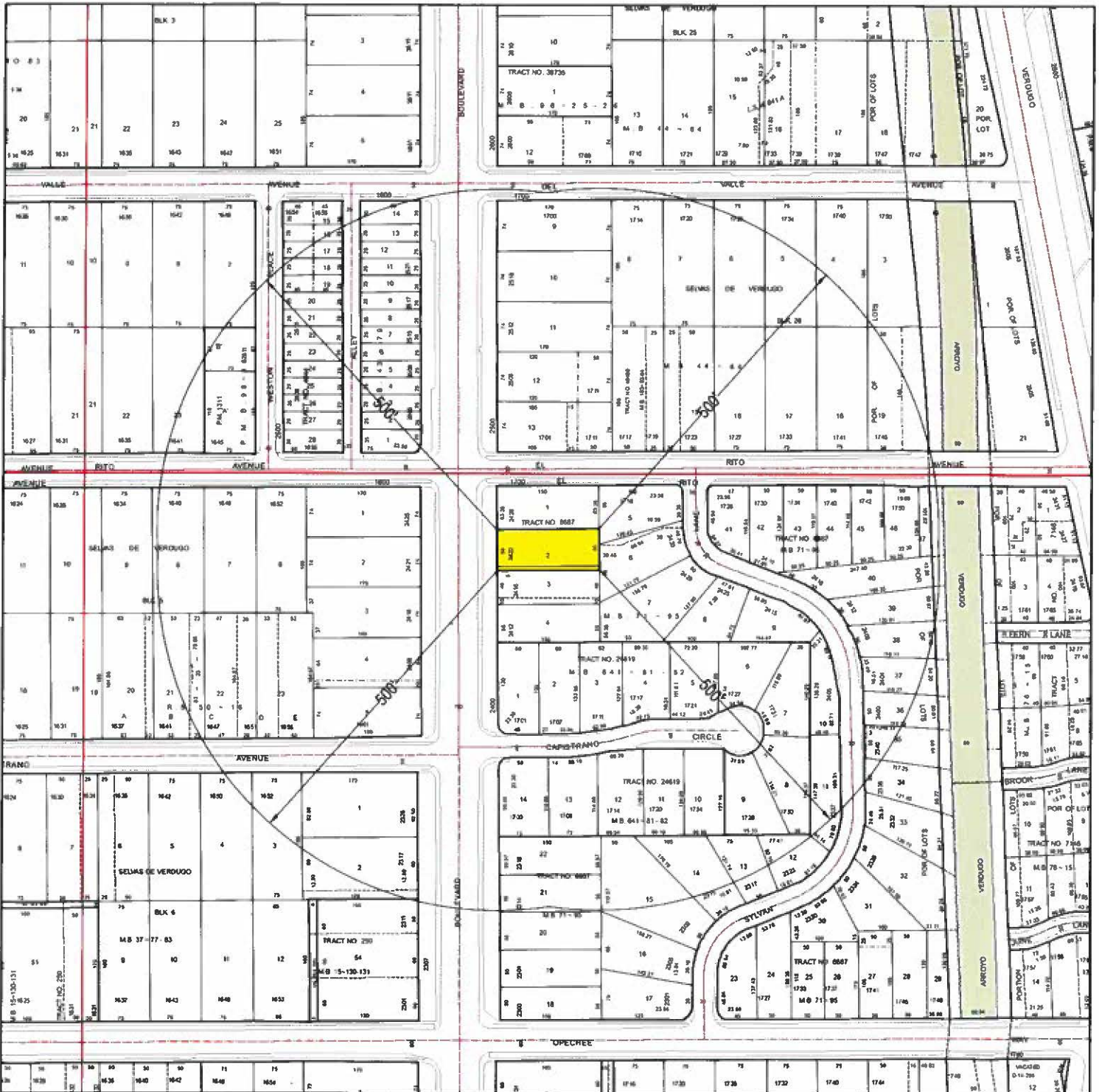
P. 2506 CANADA BLVD



Q. 1701 EL RITO AVE



R. 2426 CANADA BLVD



500' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 2422 CANADA BLVD
GLENDALE, CA 91208

APN:

5653-014-002



SCALE: 1"=200'

DATE: Aug 13, 2024

PREPARED BY:



412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921

NEIGHBORHOOD SURVEY FOR: 2422 CANADA BLVD

KEY	ADDRESS	PARCEL NUMBER	USE TYPE	LOT S.F.	HOUSE S.F.	FLOOR AREA	STORIES	ESTIMATED SETBACK (Feet)	ROOF
A(SITE)	2422 CANADA BLVD	5653-014-002	SFD	9,000	1,674	19%	1	29	SHINGLE
B	2416 CANADA BLVD	5653-014-003	SFD	6,000	1,188	20%	2	25	SHINGLE
C	2412 CANADA BLVD	5653-014-004	SFD	9,750	2,153	22%	2	25	SPANISH TILE & FLAT
D	1701 CAPISTRANO CIR	5653-004-023	SFD	8,100	1,924	24%	1	20	SHINGLE
E	1700 CAPISTRANO CIR	5653-015-031	SFD	8,103	2,086	26%	1	18	SHINGLE
F	2325 CANADA BLVD	5614-011-001	SFD	15,810	1,966	12%	1	25	TILE
G	1661 CAPISTRANO AVE	5614-009-005	SFD	13,440	2,067	15%	1	30	SHINGLE
H	2409 CANADA BLVD	5614-009-004	SFD	10,240	2,559	25%	1	25	SHINGLE & FLAT
I	2415 CANADA BLVD	5614-009-003	SFD	12,210	2,388	20%	1	20	SHINGLE
J	2421 CANADA BLVD	5614-009-002	SFD	12,580	2,558	20%	1	20	SPANISH TILE
K	2425 CANADA BLVD	5614-009-001	MULTI FAMILY	12,580	16,392	130%	2	20	FLAT
L	2505 CANADA BLVD	5614-008-025	COMMERCIAL	9,900	5,890	59%	2	5	SHINGLE
G	2509 CANADA BLVD	5614-008-002	COMMERCIAL	2,250	2,266	101%	2	5	FLAT
N	2515 CANADA BLVD	5614-008-021	RECREATIONAL	6,750	3,750	56%	1	5	FLAT
O	2512 CANADA BLVD	5653-013-011	MULTI FAMILY	12,580	6,639	53%	2	25	SHINGLE
P	2506 CANADA BLVD	5653-013-012	MULTI FAMILY	8,880	8,156	92%	2	25	SHINGLE
Q	1701 EL RITO AVE	5653-013-014	MULTI FAMILY	8,880	6,085	69%	2	25	SHINGLE
R	2426 CANADA BLVD	5653-014-001	MULTI FAMILY	9,450	12,066	128%	2	25	TILE
S	1718 EL RITO AVE	5653-014-005	SFD	9,085	2,796	31%	2	15	SHINGLE
T	2433 SYLVAN LN	5653-014-006	SFD	8,316	1,591	19%	1	20	SHINGLE
AVERAGE				10,220	2,079	20%	1	23	

NOTE: K, L, M, N, O, P, Q AND R NOT CALCULATED IN AVERAGES