



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

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

October 10, 2024 <i>Hearing Date</i>	1342 Elm Avenue <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5620-029-002 <i>APN</i>
PDR-003310-2024 <i>Case Number</i>	Hamlet Zohrabians <i>Applicant</i>
Aileen Babakhani <i>Case Planner</i>	Armen Orujyan <i>Owner</i>

Project Summary

To demolish an existing one-story, 1,106 square-foot, single-family residence (built in 1925) and construct a new 2,298 square-foot, two-story, single-family residence with a new detached, two-car garage and a detached 798 square-foot, one-story accessory dwelling unit (ADU) and a swimming pool on an approximately 7,787 square-foot lot, located in the R1-I (Low Density Residential, FAR District I) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303(a) of the State CEQA Guidelines, because the project only involves the development of one single-family residence.

Existing Property/Background

The project site is approximately 7,787 square-foot, relatively flat, interior lot with frontage on Elm Avenue. The lot has a regular rectangular shape and it was developed with the existing one-story, 1,106 square-foot single-family residence in 1924. The existing house and accessory structures will be demolished as a result of this project.

Research and analysis conducted by preservation staff finds that the property is not 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).

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI 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.

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	8,030 sq. ft.	7,787 to 8,218 sq. ft.	7,787 sq. ft.
Setback	29 ft.	18 to 44 ft.	25 ft.
House size	1,642 sq. ft.	999 sq. ft. to 2,300 sq. ft.	2,285 sq. ft.
Floor Area Ratio	0.20	0.12 to 0.528	0.30
Number of stories	one story	one story	two 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

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 site planning is appropriate to the site and its surroundings and follows the prevailing setbacks on the street.
- The proposed house is sited six feet from the side and rear property lines, meeting the zoning code requirements.
- The proposed attached garage will have access from the rear alley. The existing driveway and curb cut on the street frontage will be closed. The location of the proposed attached two-car garage meets the predominant pattern in the neighborhood.
- The existing street tree (*Ulmus parvifolia*, Chinese elm) will remain and it does not appear that it would be encroached upon or damaged during construction.
- Decorative concrete pavers are proposed for the driveway finish, appropriate to the design concept.
- New drought-tolerant plants and trees complement the overall design.
- New stucco finished perimeter walls with appropriate street front setbacks of 27’-2” (north side) and 29’-6” (south side) are proposed along the sides and rear property lines.

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:

- The overall massing of the proposed two-story house is appropriately broken up by the second-floor setbacks at the front and side elevations. This helps the proposed house to blend better within the existing context, scale, and proportions of the immediate neighborhood’s (within 300 lineal feet of the subject property) one-story houses, designed in various architectural styles.
- The proposed contemporary design concept governs the proposed mass and scale appropriately.
- The overall height of the proposed two-story house is 27’-7”, which meets the height limit in this zone for houses with pitched roofs of a minimum 3 feet in 12 feet. The proposed roof consists of pitched roofs with 4 feet in 12 feet roof pitch, appropriate to the design concept.

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 are recessed within the walls and feature sills that are appropriate to the overall design. However, the elevation drawings do not depict the sills of the windows as shown in the vertical window section drawing on sheet A-6.2. A condition of approval is recommended to update the elevation drawings to show the window sills.

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

A condition of approval is recommended to update plans to indicate the location of the recessed LED lights to avoid spillover and over-lit facades.

The proposed plans currently do not show the location of downspouts, pool equipment, and air-conditioning unit. A condition of approval is recommended to update the plans to show the appropriate location of downspouts, pool equipment, and air-conditioning unit.

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 proposed exterior architectural details, colors, and distribution of materials including smooth stucco finish, stone veneer, concrete tiles for roofing material, roof fascia, eave details, metal primary door, garage door, metal side gates, and metal

railings are consistent and reinforce the proposed contemporary design concept which is appropriate to the neighborhood context of various architectural styles.

- The front entry porch is well integrated into the overall design.
 - The new bronze-color fiberglass windows are recessed within the exterior walls with sills and represent the proposed architectural style with an appropriate combination of casement, hung, and fixed windows. A condition of approval is recommended to update the elevation drawings to show the window sills as proposed in the vertical window section drawing on sheet A-6.2.
 - The proposed house will not create privacy conflicts with adjacent neighbors. There are no public rooms on the second floor and the rear 70 square-foot bedroom balcony does not have direct views to the neighboring outdoor spaces due to significant distances and landscape buffers.
 - The proposed decorative concrete paving for the front walkway and driveway finish is compatible with the architectural style of the new house.
 - The design includes exterior light fixtures only for the rear façade of the house and garage, and the location and design of the light fixtures are appropriate to the overall architectural style of the house. According to the architect's statement (Attachment # 5), a minimum number of shielded exterior LED lights will be located under roof canopies as needed. A condition of approval is recommended to update the plans to indicate the location of the recessed LED lights to avoid spillover and over-lit facades.
 - The trash bins will be located out of public view and a condition of approval is recommended to update the plans to show the appropriate location of the pool equipment and air-conditioning unit to be screened and located out of public view.
 - The proposed plans currently do not show the location of downspouts. A condition of approval is recommended to update the plans to show the appropriate location of downspouts, consistent with the design.
 - The design of the detached garage is consistent with the primary structure.
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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 plans to indicate the location of the recessed LED lights to avoid spillover and over-lit facades.
 2. Update plans to show the appropriate location of the pool equipment and air-conditioning unit to be screened and located out of public view.
 3. Update plans to show the appropriate location of downspouts, consistent with the design.
 4. Update the elevation drawings to show the window sills.
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Attachments

1. Project Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Architect's statement