



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

January 9, 2025 <i>Hearing Date</i>	1410 Greenbriar Road, Glendale, CA 91207 <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5650-027-017 <i>APN</i>
PDR-003793-2024 <i>Case Number</i>	Sako Marcoosi <i>Applicant</i>
Eric Ji, Planning Associate <i>Case Planner</i>	Labib Markas <i>Owner</i>

Project Summary

To demolish the existing 2,597 square-foot (SF) single-story single-family house with an attached 419 SF two-car garage constructed in 1966 and build a new 3,411 SF single-story single-family contemporary house with a detached 437 SF two-car garage on a 11,242 SF interior lot in the R1R-II Zone (Restricted Residential Zone, Floor Ratio District II).

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 of the State CEQA Guidelines because the project involves a construction of one single-family residence.

Existing Property/Background

The subject property is located on Greenbriar Road in the Greenbriar neighborhood (north of Ventura Road). The site slopes down along Greenbriar Road from the northeast to southwest to a relatively flat building pad and backyard that is oriented southeast to southwest, then gradually slopes down south toward the neighboring property.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: III

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

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

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	12,348 SF	8,364 SF – 15,000 SF	11,242 SF
Setback	23'	17' – 28'	28'
House size	2,837	1,966 SF – 3,975 SF	3,411 SF
Floor Area Ratio	24	14-26	19
Number of stories	N/A	1-2 (2 one-story houses, 5 two-story houses.)	1

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 majority of the site is already graded, and the proposed plan is grading a portion of the ungraded areas along the northern side.
- The street front and side setbacks are in line with the prevailing setbacks on the streets.
- Trash bins are located at the side yard and behind the garage that conceals them from the public street view.
- The detached garage located at the street front is consistent with the street pattern and architectural style of the house.
- The driveway features decorative, permeable concrete paving. The front walkway and the driveway are separated by hedges and existing tree.

- The landscape plan features a variety of low-water use plants appropriate to the contemporary home.
- The existing retaining walls and boundary walls are to remain; and a new retaining wall runs along the northern side property line setback 5 feet from the interior property line, extending from the street front to the rear yard. The height of the retaining wall starts at eighteen inches from the front yard and gradually increases to maximum five feet in height. A condition of approval is recommended requiring the drawings to be revised to ensure the retaining wall uses matching stucco finishes.

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:

- The one-story massing and scale are modest and consistent with the predominant street pattern.
- The contemporary style residence with a flat roof is consistent with the eclectic neighborhood pattern of roof forms and consistent with the building itself.
- The façade and roof design feature variations in form, plane, and material that help break up the massing.
- The contemporary style is consistent across the building, with appropriate proportions and solid and void relationships.
- The projecting framing element is compatible with the design of the home.

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

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 design and detailing feature a contemporary style that is consistent across the house.
 - The north adjacent neighbor's property sits at a higher elevation and the south adjacent neighbor at the lower grade has no windows facing the subject property. Therefore, the proposed residence will not impede on the privacy of either neighboring property.
 - The house features a variety of high-quality materials, including composite wood siding, aluminum-clad wood windows, solid wood door, custom wrought iron fence, and aluminum garage door.
 - Exterior lighting consists of recessed downlights at the front entry and downcast sconces at the side and two by the garage door.
 - The window schedule and window section details show recessed nail-in installation windows that are appropriate to the contemporary style.
 - A condition is proposed to have the retaining wall along the northern side of the lot that will be visible from the public street to show stucco matching the main house.
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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. Revise the plan to show stucco matching the main house on the new retaining walls visible from the public street.
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Attachments

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