



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

February 22, 2024

Hearing Date

1519 Glenmont Drive

Address

Design Review Board (DRB)

Review Type

5648-016-010

APN

PDR-002035-2023

Case Number

Ara Amyan c/o Artdesign

Applicant

Dennis Joe, Senior Planner

Case Planner

Tigran Gevorgyan

Owner

Project Summary

The applicant is proposing to construct a new 5,200 square-foot, two-story, single-family dwelling with a 707 square-foot, three-car, attached garage on an 24,829 square-foot (0.57 acre) lot, zoned R1R (FAR District II) Zone.

The proposed work includes:

- To demolish an existing 2,240 square-foot, one-story, single-family dwelling (constructed 1942)
- To construct a 5,200 square-foot, two-story, single-family dwelling with a 707 square-foot, three-car, attached garage.
- To construct an 834 square-foot patio cover and 362 square-foot detached covered patio.
- Balanced grading (50 CY of cut and 50 CY of fill) to construct an approximately 564 square-foot infinity pool and 124 square-foot spa at the rear.

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 is to construct one single-family residence.

Existing Property/Background

The subject site is irregularly-shaped lot located at the terminus of Glenmont Drive totaling approximately 24,829 square-foot, with an average current slope of 23-percent. At present, the parcel is developed with a one-story, 2,240 square-foot, one-story, single-family dwelling (constructed 1942) sited on an existing flat pad on the lot that was graded during the period the neighborhood was originally developed. The flat building pad will remain and some additional grading will be required for the new house. The existing

dwelling has not been identified in any previous historic surveys and do not resemble any traditional architectural styles. Additionally, the site and structure does not reflect elements of cultural, social, economic, political, or architectural importance in the development history for the City of Glendale. As a result, the property is not a cultural resource under the California Environmental Quality Act.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR 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	21,203 SF	11,135 SF - 33,600SF	24,829 SF
Setback	27 FT	15 FT - 140 FT	83 FT
House size	2,660 SF	1,031 SF – 6,076 SF	5,200 SF
Floor Area Ratio	0.13	0.07 - 0.25	0.21
Number of stories	Primarily 1-story	1- and 2-story	2-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

Hillside Design Guidelines recommend that new structures should consider topography – which the location and profile of new buildings and structures should reflect the

topography and slope. The project proposes an infinity pool at the rear yard that extends and projects above the downslope topography with a wall height of approximately eight feet tall above the lowest adjacent grade. To reduce the profile and to be considerate with the topography, staff recommends a condition to recess the infinity pool approximately 6 to 8 feet into hillside to reduce infinity pool's overall height.

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 location for the new single-family dwelling on the property is considerate of the site's topography. Development will be centrally concentrated on the site and predominately located at flat areas previously graded when the existing single-family dwelling was constructed in 1942. However, staff recommends a condition for the infinity pool to be recessed approximately 6 to 8 feet into hillside to reduce infinity pool's overall height as viewed from the neighborhood below.
- The dwelling will be sited on the lot with code compliant setbacks at approximately 83-feet, 13-feet, 40-feet, 15-feet and 54-feet from the north (street front), north (interior), east (side), south (rear) and west (side) property lines, respectively.
- The project will result with a balanced grade, which includes approximately 50 cubic yards of cut and 50 cubic yards of fill to accommodate the new infinity pool and spa.

- The new attached three-car garage and driveway pattern replicates the site planning design of the previous house.

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 apparent size and scale of the building's mass is reduced from Glenmont Drive because the dwelling will be located at an existing flat pad located approximately 84-feet from the street front property line. Additionally, the new two story mass will be partially concealed from the street by the upslope topography of the adjacent property to the northwest.
- The new dwelling will not overbear onto any adjacent neighbors due to its setbacks on the lot, as well as its stepped-back second floor levels at front, sides and rear elevations.
- The new dwelling is designed in a contemporary style with a flat roofed design that is consistent throughout the building.

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

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

Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal. Exterior lighting should be limited to be adjacent to entryways and walkways.

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 project incorporates design details that are complementary to the Contemporary design of the building and include quality materials, such as, dark grey and light cream colored precast stone wall veneer (48' x 24"), black aluminum nail-on windows and black aluminum exterior doors, metal panels at the eaves, and glass railings at the balconies.
- The project includes a variety of black aluminum nail-on windows constructed into the walls with a recessed placement with a combination of horizontal sliding, fixed, and casement operations.

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. To reduce the infinity pool's profile as viewed from the neighborhood below and be considerate with the existing topography and slope, staff recommends a condition to recess the infinity pool approximately 6 to 8 feet into hillside to overall height of the pool wall.
2. Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal. Exterior lighting should be limited to be adjacent to entryways and walkways.

Attachments

1. Reduced Architectural Plans
2. Material Board
3. Vicinity Map and Photographic Survey
4. Neighborhood Survey