



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

March 28, 2024

Hearing Date

1433 Mildine Drive

Address

Design Review Board (DRB)

Review Type

5611-008-052

APN

PDR-002471-2023

Case Number

Ben Pock

Applicant

Columba Diaz

Case Planner

Benjamin J. and Lori R. Pock

Owner

Project Summary

To add a new 720 square-foot (SF) second story addition and add a 253 SF to the first floor of an existing 1,330 SF one-story single-family residence (built in 1941) with an existing detached two-car garage on a 6,860 square-foot lot zoned R1 (Floor Area District II).

Environmental Review

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

Existing Property/Background

Originally developed in 1941, the project site is a 6,860 square-foot, rectangular-shaped interior lot with frontage on Mildine Drive in the Sparr Heights neighborhood. The site is developed with a one-story 1,330 square-foot single-family residence, a detached two-car garage and swimming pool in the rear. The residence sits on the north end of the lot facing Mildine Drive and is aligned with the neighboring houses on the street. Access to the existing garage is from a driveway along Mildine Drive that will be maintained.

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	6,794 sq ft.	4,787 sq. ft. - 9,583 sq. ft.	6,860 sq. ft.
Setback	27 ft.	25 ft.- 38 ft.	25 ft.
House size	1,669 sq. ft.	792 sq. ft. – 2,570 sq.ft.	2,303 sq. ft.
Floor Area Ratio	0.24	0.12 – 0.38	0.33
Number of stories	18 houses are 1-story & 3 houses are 2-stories	1 to 2 stories	2-stories

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 for the following reasons:

- Overall, the project site planning remains relatively unchanged, with the building centrally situated on the lot.
- The proposed addition will expand the building footprint at the rear in an established hardscape area and is not visible from the public right-of-way.
- There is a prevailing setback of 25 feet along Mildine Drive, which will be maintained with the addition. The house will continue to be aligned with the prevailing street front setback in the immediate neighborhood.
- There are no other changes proposed to the project site, and all landscaping will be maintained, including the existing mature trees.

While there are no protected trees on-site, the Public Works Urban Forestry Division has noted that there is an existing city street tree in the right-of-way that would need to be protected during construction. Staff is recommending a condition of approval that the applicant comply with Urban Forestry Division requirements.

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 and scale of the two-story project are appropriate to the design and neighborhood context.
- The predominant neighborhood pattern on Mildine Drive consists of one-story houses with only one two-story house across the street from the property and a couple more nearby along Roselawn and La Crescenta Avenues.

- The new second story addition is appropriately integrated into the existing residence's minimal traditional architectural style with the second floor setback from the first floor along the street-frontage and between the adjacent properties, minimizing the visual impact of the added massing.
- The overall height of the house will be 26'-11", where 28'-0" is the maximum height permitted for a house with a pitched roof.
- The existing one-story house has a gable roof design with a 7:12 roof pitch. The addition proposes a hipped-roof design for the new second story with a matching 7:12 roof pitch. While different from the existing roof design, the hipped-roof form is appropriate, and it minimizes the visual impact of the larger 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

The new windows will be white and aluminum-clad, with a combination of hung and casement windows and one awning window in the upstairs bathroom. The window schedule and details identify nail-in windows intended to be recessed in the openings with a sill and frame with external grids, but the submitted window section detail only illustrates a hung window with no external grids. Staff is recommending a condition of approval that vertical and horizontal window section details be provided for each window operation that identifies the placement of the nail-in flange to achieve the recess as well as the external grids.

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

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 consistent use of materials and colors throughout the addition are consistent with the existing minimal traditional style of the house.
 - The new windows are appropriately placed, and the operations are consistent with the architectural style. As noted above, staff is recommending a condition of approval related to the window section details.
 - The addition will feature black composition roof shingles, sand finish stucco and louvered shutters that are consistent with the existing house.
 - New sconces are proposed on the first floor in the area of the addition in the rear yard. The design and placement are appropriate to the overall design concept.
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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. The applicant shall comply with all of the recommendations identified in the Urban Forestry Division Comments dated, 12/11/2023.
 2. The applicant shall comply with all of the recommendations identified in the Public Works-Traffic Engineering Division Comments dated, 03/11/2024.
 3. Revise the window details to include vertical and horizontal sections for each window type that shows the recess, sill and frame and the placement of the nail-in flange, and external grids as applicable.
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Attachments

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