



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

November 14, 2024 <i>Hearing Date</i>	2943 Oakmont View Drive <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5616-021-036 <i>APN</i>
PDR-003553-2024 <i>Case Number</i>	Artin Grigori <i>Applicant</i>
Dennis Joe, Senior Planner <i>Case Planner</i>	Haik Alexanians <i>Owner</i>

Project Summary

Applicant is proposing to construct a new 3,657 square-foot, two-story, single-family dwelling with an attached 697 square-foot garage on a 9,778 square-foot vacant lot, zoned R1R (FAR District III) 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 of the State CEQA Guidelines because the project involves the construction of one single-family residence in a residential zone.

Existing Property/Background

The subject site is a 9,778 square-foot vacant hillside lot in the Oakmont neighborhood. While the topography of the site slopes downward and away from Oakmont View Drive, the center portions of the lot were previously graded during the time the neighborhood was developed which a large flat pad exists. Surrounding the subject site are other R1R zoned properties with existing single-family dwellings to the north, south, and SR (Special Recreation) zoned properties across Oakmont View Drive and to the west. The surface of the site is mostly bare with patches of wild grass and weeds dispersed throughout the property. There are no protected indigenous tree species on or within 20 feet of the 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	8,911 SF	7,180 SF - 12,474 SF	9,778 SF
Setback	15 FT	15 FT	15 FT
House size	4,754 SF	3,607 SF – 6,276 SF	3,657 SF
Floor Area Ratio	0.54	0.46 to 0.75	0.37
Number of stories	2 stories	2 stories	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
- ☐ 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

Several retaining walls are provided at the front, interior and rear yards that are compliant with the Zoning Code. Overall, the retaining walls will be five feet or less in height and does not drastically alter landform on the lot – which is recommended by the Hillside Design Guidelines. However, the retaining wall finish materials were not identified on drawings and a condition has been recommended that these retaining walls be constructed of or clad with decorative material that will visually blend into the landscaping.

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 project takes the site's topography into consideration, as the proposed single-family dwelling will be centrally and primarily located above the flat area that was previously graded during the neighborhood's development.
- The project introduces down-sloped retaining walls at the front and northern interior yards, extending as high as five feet, which complies with the maximum height specified in the Zoning Code. It is recommended that these retaining walls be finished with decorative materials that blend into the hillside, such as stacked stone cladding or split-faced block.
- The new single-family dwelling is designed with a street facing attached garage and is complementary to the garage pattern of the immediate neighborhood.

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 project’s proposed two-story mass and scale is appropriate of the immediate context which consists of two-story single-family dwellings.
- The building relates well with the existing topography because the dwelling will be located predominately at areas on the site previously graded with a flat pad and the building’s volumes follows the stepped terrain observed from the Oakmont View Drive.
- The proposed building avoids monumentality with the southern abutting property with a lower grade elevation because the second floor level is stepped away from the shared interior property line.

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

The project incorporates design details that are complementary to the modern style of the single-family dwelling, such as a wood-like composite horizontal siding (Millboard Enhanced Grain Ashwood) at various volumes and applied onto the garage doors, stone-like veneer (El Dorado stone cut coarse stone oyster), stucco, class A built-up roof and metal fascia. However, a condition is recommended that the wood-like composite horizontal siding at the garage door match the application, dimensions, and exposure height of the siding elsewhere on the building.

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

Decorative paving elements (such as brick, stone, stamped concrete) are to be provided at the driveway to enhance the curb appeal of the property as viewed from the street and to comply with Zoning Code standards.

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

Prior to plan check submittal, drawings to show proposed locations of light fixtures to appropriately locate and avoid spillover onto adjacent properties.

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 modern style of the single-family dwelling, such as a wood-like composite horizontal siding (Millboard Enhanced Grain Ashwood) at various volumes and applied onto the garage doors, stone-like veneer (El Dorado stone cut coarse stone oyster), stucco, class A built-up roof and metal fascia. However, a condition is recommended that the wood-like composite horizontal siding at the garage door match the application, dimensions, and exposure height of the siding elsewhere on the building. This will reinforce the overall building design with high-quality design and detailing.
- The windows throughout the new dwelling are of high quality and include dark anodized aluminum fixed windows and sliding doors.
- Decorative paving elements (such as brick, stone, stamped concrete) are to be provided at the driveway to enhance the curb appeal of the property as viewed from the street and to comply with Zoning Code standards.
- Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal.

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. That the wood-like composite horizontal siding at the garage door match the application, dimensions, and exposure height of the siding elsewhere on the building.
2. Decorative paving elements (such as brick, stone, stamped concrete) are to be provided at the driveway to enhance the curb appeal of the property as viewed from the street and to comply with Zoning Code standards.

3. Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal.
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Attachments

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