



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

December 12, 2024

Hearing Date

1317 Thompson Ave

Address

Design Review Board (DRB)

Review Type

5622-016-034

APN

PDR-003041-2024

Case Number

Izabela Boyajyan

Applicant

Alan Lamberg

Case Planner

Sargsyan and Avdalyan Trust

Owner

Project Summary

The applicant proposes to demolish an existing 1,616 square-foot (SF) single-family dwelling built in 1925 and construct a new two-story, 2,355-SF single-family dwelling, an attached 297-SF rear covered patio, a detached 500-SF two-car garage accessible from the street, and a 449-SF swimming pool, all on the 7,849-SF site, located in the R1 (Low Density Residential, Floor Area Ratio 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 of the State CEQA Guidelines because the project consists of one new single-family residence and accessory structures in an urbanized area on a site zoned for such use, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Additionally, the property does not appear eligible for historic designation at the federal, state, or local level and is therefore not considered a historic resource under CEQA.

Existing Property/Background

The project site is a rectangular-shaped 7,849-SF interior lot that was originally developed in 1925 with a one-story, single-family residence and a detached garage. The garage is accessed from the street. The lot features a gentle slope, and the neighborhood generally consists of mainly one-and-two-story, single-family-residences of various architectural styles.

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

No active permits are associated with this project site. As conditioned by Public Works Engineering Section, the project will replace any broken public improvements on Thompson Avenue and reconstruct the driveway apron per the latest SPPWC Manual. It will dedicate a 2.5-foot-wide strip of land along the entire alley frontage to the City for alley use, remove or relocate existing private improvements, and pave the entire dedication with asphalt.

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

| 19 single-family dwellings | 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 (SF) | 7,690 SF | 3,920 to 10,273 SF | 7,849 SF |
| Setback (FT) | 37 FT | 25 to 45 FT | 25 FT |
| House size (SF) | 1,491 SF | 1,024 to 2,076 SF | 2,355 SF |
| Floor Area Ratio | 0.19 | 0.13 to 0.30 | 0.30 |
| Number of stories | 1-story buildings (19) | | 2-story building |

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

Site plan does not indicate an existing indigenous, city-owned street tree within 20’ of the property, nor does it propose an additional street tree. Protection and provision of city-owned and indigenous trees are provided for in GMC Chapters 12.40 and 12.44, respectively. A condition is included remove the inaccurate forestry note, accurately represent the existing city street tree on the plans, draft a tree protection plan, obtain a street tree permit, plant a new city street tree, and coordinate with Public Works Urban Forestry to finalize the permit.

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 house is appropriately placed on the lot and has a compact footprint that follows the topography of the site, presenting minimal impact on the existing neighborhood.
- Vehicular access at the driveway leads to mid-lot parking, which is in keeping with the predominant neighborhood pattern and minimizing massing at the street level.
- As conditioned, the project will protect and provide for city-owned and indigenous trees by removing the inaccurate forestry note, accurately representing the existing city street tree on the plans, drafting a tree protection plan, obtaining a street tree permit, planting a second city street tree, and coordinating with Public Works Urban Forestry to finalize the permit.

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 neighborhood pattern features mainly single-story, single-family-houses of various architectural styles. While the proposed house is two-stories, its design minimizes mass and scale on all sides.
- The second story is appropriately setback from the front of the house, reducing the massing from the street level.
- The massing of the house is broken up using architectural devices, including varying low-pitched rooflines, projecting volumes, appropriate fenestration, uncovered balconies, and changes in facade planes.

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

Downspouts, vents, utility connections, etc., were not included on the elevations and roof plan. A condition is included to show downspouts, vents, and utility connections on the new building for staff review and approval.

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 are consistent with Modern architectural style, featuring a dynamic rectangular base with a flat roof, floor-to-ceiling windows, and entry door and planter elements.
 - The project will feature materials in keeping with the neighborhood's architectural styles, including white smooth stucco, composite wood textures, a flat roof, slim window frames finished in matte black, and rear patio pergola.
 - Two decorative metal gates will face the street outside of front setbacks, and the interior yard will be screened by fern pine landscaping and a 36"-high stucco boundary wall.
 - The balconies and gates will feature dark brown horizontal metal railings that are decorative and appropriate to the architectural style.
 - As conditioned, elevations shall be revised to accurately depict all equipment, enclosures, rain gutters, downspouts, vents, utility connections, and other roof protrusions, ensuring their placement complements the building's materials and colors.
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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. A revision to the site plan, elevations, roof plans, and/or details of the new construction shall be submitted to staff for review and approval prior to plan check submittal: Include all equipment, enclosures, rain gutters, downspouts, vents, utility connections, and other roof protrusions, ensuring their placement complements the building's materials and colors.
 2. Protect and provide for city-owned and indigenous trees by removing the inaccurate forestry note, accurately representing the existing city street tree on the plans, planting a second city street tree, and coordinating with Public Works Urban Forestry for their other conditions.
 3. Dedicate a 2.5-foot-wide strip of land along the entire alley frontage to the City for alley use, and remove or relocate existing private improvements. Coordinate with Public Works Engineering Section for their other conditions for public improvements.
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Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Requested Comments from Responsible Agencies