



**CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD**

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

June 25, 2020

Hearing Date

1226 Vista Court

Address

Design Review Board (DRB)

Review Type

5676-022-019

APN

PDR 1918581

Case Number

Sean Briski

Applicant

Chris Baghdikian

Case Planner

Sean Briski, Gayle Borns Briski

Owner

Project Summary

To construct a new, two-story, 1,976 sq.ft. single-family house with a 500 sq.ft. attached two-car garage on a 6,143 sq.ft. interior lot located in the R1 zone, Floor Area Ratio District III.

Existing Property/Background

Parcel Map GLN 1629 was recently approved to subdivide a larger lot into three lots and created the subject lot of 6,143 sq.ft. with a frontage on Vista Court.

There is a protected oak tree with a 32-inch trunk diameter along the Vista Court frontage of the site. This tree will be protected in place.

Staff Recommendation

☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

Last Date Reviewed / Decision

☒ First time submittal for final review.

☐ Other:

Zone: R1 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
☐ Other:

CEQA Status:

- ☐ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because .
- ☐ 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 .
- ☒ Other: Mitigated Negative Declaration adopted by the Planning Commission for the subdivision of the property.

Site Slope and Grading

- ☒ None proposed
- ☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- ☐ 1500 cubic yards or greater of earth movement:
- ☐ 50% or greater current average slope:

Comparison of 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	7,573 sf	3,750 - 29,520 sf	6,143 sf
Setback	22.4 ft	2 - 45 ft	25 ft
House size	2,102 sf	1,001 - 12,795 sf	1,976 sf
Floor Area Ratio	0.28	0.13 - 0.80	0.32
Number of stories	2	1 - 3	2

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

The site is relatively flat and the building will be sited with a front setback of 25 ft. compatible with the pattern of the residential development in the vicinity.

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

The attached garage will be facing the street and will be similar to the site layout of the neighboring residential development. The driveway location will be on the south side of the property, away from the existing oak tree to be preserved.

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

The proposed landscaping under the canopy of the oak tree is not compatible with the oak tree. Public Works-Urban Forestry has recommended the use of bark instead of gravel and a different plant material for the hedge along the sidewalk. A condition to this effect is included.

Walls and Fences

☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

- X Appropriate style/color/material
- X Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located

Existing retaining walls on the east side of the property, which were permitted as part of the subdivision of the property, were designed to minimize alterations to the existing landform and to provide a transition to the lower abutting lot to the east.

There are fences within the street front setback where fences are not permitted. Also there are fences located along the interior (north and south) property lines consisting of non-compliant materials. A condition to address these is included.

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 site is relatively flat and the building will be sited with a front setback of 25 ft. compatible with the pattern of the residential development in the vicinity.
- The attached garage will be facing the street and will be similar to the site layout of the neighboring residential development. The driveway location will be on the south side of the property, away from the existing oak tree to be preserved.
- The proposed landscaping under the canopy of the oak tree is not compatible with the oak tree. Public Works-Urban Forestry has recommended the use of bark instead of gravel and a different plant material for the hedge along the sidewalk. A condition to this effect is included.
- Existing retaining walls on the east side of the property, which were permitted as part of the subdivision of the property, were designed to minimize alterations to the existing landform and to provide a transition to the lower abutting lot to the east.
- Fences within the street front setback where fences are not permitted. Also, fences located along the interior (north and south) property lines consist of non-compliant materials. A condition to address these is included.

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

The building will be designed with the second story stepping back from the first story at some locations and with a hipped roof that will step down with the building and will create a transition from the adjacent buildings. Also, second story trellises will further soften the second story mass of the building. The vertical wall planes will be mitigated by these design features and largely resulting from the narrow configuration of the lot and the necessity of building away from the large oak tree toward the front.

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

The site slopes down gently from south to north and the building will step down with the topography.

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

Concept governs massing and height

The building will consist of rectangular volumes and extended porches which will articulate the building mass both horizontally and vertically, consistently throughout the building and with the design guidelines. The building will be capped with a two-level hipped roof which will soften the roofline.

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

The building volumes, including the first story covered porches and second story trellises, are appropriately scaled and integrated into the overall building design.

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

The low-pitched hipped roof steps down with the building and provides a transition to the neighboring buildings.

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 building will be designed with the second story stepping back from the first story at some locations and with a hipped roof that will step down with the building and will create a transition from the adjacent buildings. Also, second story trellises will further soften the second story mass of the building. The vertical wall planes will be mitigated by these design features and largely resulting from the narrow configuration of the lot and the necessity of building away from the large oak tree toward the front.
- The site slopes down gently from south to north and the building will step down with the topography.
- The building will consist of rectangular volumes and extended porches which will articulate the building mass both horizontally and vertically, consistently throughout the building and with the design guidelines. The building will be capped with a two-level hipped roof which will soften the roofline.
- The building volumes, including the first story covered porches and second story trellises, are appropriately scaled and integrated into the overall building design.
- The low-pitched hipped roof steps down with the building and provides a transition to the neighboring buildings.

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

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

The main entry is integrated and recessed into the building.

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 fenestration complements the building design with the use of rectangular, painted, wood-framed windows and doors.

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

The building relates to the site and is not expected to create privacy issues due to the placement of windows away from the property boundaries.

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 used in hillside areas

The finish materials consist of stucco, wood siding, wood windows and doors, wood trellises, and composition shingles which are consistent with the style. Also, dark colors are specified for the walls which reduce the visual mass.

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

The concrete paving of the driveway requires a decorative finish. A condition to this effect is included.

Equipment, Trash, and Drainage

☐ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

The location of outdoor mechanical equipment or trash is not specified on the plans. A condition to this effect is included.

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 overall design and detailing of the two-story house enhance the Modern style with the consistent use of articulated rectangular stuccoed volumes on the ground level and wood-sided volumes on the second level. The use of wood trellises and tiled hipped roof are appropriate to the Modern style and to the neighboring development.
- The main entry is integrated and recessed into the building.
- The fenestration complements the building design with the use of rectangular, painted, wood-framed windows and doors.
- The building relates to the site and is not expected to create privacy issues due to the placement of windows away from the property boundaries.
- The finish materials consist of stucco, wood siding, wood windows and doors, wood trellises, and composition shingles which are consistent with the style. Also, dark colors are specified for the walls which reduce the visual mass.

- The concrete paving of the driveway requires a decorative finish. A condition to this effect is included.
- The location of outdoor mechanical equipment or trash is not specified on the plans. A condition to this effect is included.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. The landscape plan shall be revised with a plant and ground cover palette more compatible with the oak tree, subject to approval of Public Works-Urban Forestry Division. Specifically, the gravel below the oak tree canopy shall be replaced with bark and a plant material specified for the hedge along the sidewalk shall be replaced with a more compatible hedge material.
2. A permit shall be obtained from Public Works-Urban Forestry to prune the oak tree.
3. A decorative finish shall be specified for the driveway.
4. Fences located within the street front setback shall be removed. Fences located along the north and south interior property boundary, outside of the street front setback, shall be modified to comply with applicable standards. Block walls shall have a decorative finish on both sides (plaster, masonry cladding) and chain link fences removed or replaced with an approved decorative material, such as wood.
5. The location of the mechanical equipment and trash area shall be shown on the plans.
6. All mitigation measures adopted for Parcel Map GLN 1629 shall be complied with.

Consideration

1. Use a softer blue and green color scheme.

Attachments

1. Plans
2. Photos of Property and Surrounding Properties, Neighborhood Survey
3. Location Map
4. Arborist Report
5. Departmental Comments
6. Environmental Documents