



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

December 8, 2022 <i>Hearing Date</i>	3967 San Augustine Drive <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5660-027-026 <i>APN</i>
PDR 2210249 <i>Case Number</i>	Armen Tutundzhyan <i>Applicant</i>
Roger Kiesel, AICP <i>Case Planner</i>	Avetis Tashyan <i>Owner</i>

Project Summary

To construct a new two-story, 4,872 square-foot single-family residence and an attached 699 square-foot three-car garage on a 17,438 square-foot lot in the R1R, District III zone. The existing 2,123 single-family house with an attached two-car garage, built in 1982, will be demolished.

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 the construction of a new single-family house. The property does not appear eligible for historic designation at the federal, state or local levels and is, therefore, not considered a historic resource under the California Environmental Quality Act.

Existing Property/Background

The subject site is developed with a one-story 2,123 square-foot single-family residence and an attached two-car garage, constructed in 1982.

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

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	18,010 SF	13,160 – 30,060 SF	17,438 SF
Setback	25 FT	15 – 36 FT	27 FT
House size	2,974 SF	1,790 – 7,706 SF	4,872 SF
Floor Area Ratio	0.16	0.9 – 0.32	0.28
Number of stories	N/A	18 – one story; 5 – two story	Two 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

The garage of the existing house is contained within the footprint of the house in the central eastern portion of the site. The garage for the proposed residence will be located in the western portion of the site, connected to the proposed house by a covered breezeway, much closer to San Augustine Drive, with the garage doors perpendicular to this street and facing Wendover Road. The proposed garage location is appropriate to the site and the surrounding developed neighborhood.

The existing driveway, which contains a significant amount of paving, is long to access the existing garage and circular (containing a fountain and outside of the street front setback) to accommodate additional parking in the western portion of the site. The proposed garage will be located roughly in the area where the additional parking is presently located. The overall area of the proposed driveway has been reduced from the present condition; however, further reduction is warranted to clearly identify a walkway to the front entrance to the house and allow for more landscaping, while maintaining the existing fountain.

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

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 subject site and the surrounding neighborhood were previously graded to accommodate building pads when the subdivision was developed in the early

1980's. No additional grading or building pad extension for the new single-family house is proposed.

- The proposed garage will be attached to the house by a covered breezeway. It is located closer to San Augustine Drive with the door set perpendicular to this street. While not common in the surrounding area, this arrangement is appropriate to the site and neighborhood.
- Proposed landscaping is both drought-tolerant and consistent with the style of the residence.
- As conditioned, the overall driveway area will be reduced to clearly delineate a walkway to the front door and increase landscaping, while maintaining the existing fountain.

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

The subject site is located on a knoll and includes a large manufactured building pad graded when it and surrounding neighborhood was developed in the 1980's. The proposed residence will be located on the existing pad and, in general, provides generous setback around it.

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

A small portion of the roof above the kitchen in the eastern portion of the proposed residence contains a flat roof. Pitched roofs are proposed throughout the remainder of the residence as well as over the covered breezeway and garage. The roof plan should be revised to incorporate a pitched roof over the kitchen area.

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:

- Given the large size of the lot and existing building pad, topography of the site and surrounding area, subdivision design and the generous setbacks of the residence, the proposed house will not does not have a significant relationship to the surrounding neighborhood.
- While the proposed residence will be one of the largest homes in the neighborhood, the topography and location of development in the surrounding area and generous proposed setbacks will mitigate much of the perceived mass and scale of the project.
- As conditioned, a pitched roof above the kitchen will be incorporated into the overall roof plan to improve the cohesiveness of the design.

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

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

The design of the house includes a balcony off of the loft on the second floor of the residence, which is over 25 square feet. Given the topography of the surrounding neighborhood (the adjacent neighbor to the west is at a significantly lower elevation) it is not likely that the proposed balcony will result in privacy concerns.

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 majority of the residence is faced with smooth stucco. Portions of the building; however, include Casablanca Stone cladding. The location of the stone facing material appears random, particularly on the side and rear façades. Additionally, it appears that this material does not terminate appropriately on inside corners of the building. Application of this stone shall be restudied such that it is applied in more thoughtful locations and terminates appropriately. This revision should consider including more stone at the front elevation and applying it at the side and rear elevations in only logical locations.

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 amount of paving, given the locations of the proposed house and garage, and even considering the suggested condition to further reduce the amount of paving, will remain significant. The applicant should consider incorporating permeable paving along with the scored concrete into revised plans.

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:

- High quality materials are proposed for the residence, including smooth stucco, Casablanca stone cladding material, fiberglass windows.
- The entry of the residence is well-sited and prominent without being monumental.
- As conditioned, the location of the stone cladding material should be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.
- The area of paving is significant between the house/garage and the street. The applicant should consider incorporating permeable paving into the overall design of the driveway.

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 driveway area shall be reduced in area to clearly delineate a walkway to the front door and increase the amount of landscaping, while maintaining the existing fountain.
2. A pitched roof above the kitchen shall be incorporated into the overall roof plan to improve the cohesiveness of the design.
3. The location of the stone cladding material shall be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.

Consideration:

1. Consider incorporating permeable paving into the design of the driveway.
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Attachments

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



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 8, 2022 **DRB Case No.** PDR 2210249

Address 3967 San Augustine Dr.

Applicant Armen Tutundzhyan

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Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian					X	
Simonian			X			
Tchaghayan					X	
Welch		X	X			
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions:

1. The driveway areas shall be reduced in area to clearly delineate a walkway to the front door and increase the amount of landscaping, while maintaining the existing fountain.
2. The location of the stone cladding material shall be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.
3. Incorporate permeable paving into the design of the driveway.
4. Use darker finish color for the lintel elements.
5. Restudy proportions of the master bathroom windows at the front elevation.

Consideration:

1. Distinguish the porch openings from the garage openings.

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DRB Staff Member Roger Kiesel, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.