



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

July 8, 2020 <i>Hearing Date</i>	420 Nesmuth Road <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5630-022-015 <i>APN</i>
PDR 2105697 <i>Case Number</i>	DOMUS DESIGN <i>Applicant</i>
Aileen Babakhani, Planner <i>Case Planner</i>	ALFRED BABAYANS <i>Owner</i>

Project Summary

To construct a new 2,268 square-foot three-story, single-family residence with an attached two-car garage on a 7, 566 square-foot vacant lot located in the R1R-II (Restricted Residential - Floor Area Ratio District II) 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 is the construction of a new single-family house.

Existing Property/Background

The subject site is a vacant lot with an average current slope of approximately 54 percent. The irregularly-shaped lot slopes upward from Nesmuth Road towards the rear. The lot contains one protected Oak tree (6 inches in diameter) at the southeast corner of the lot, at the rear. The tree will not be impacted by the proposed development. There is also one protected street tree (Deodar Cedar) within the public right-of-way, adjacent to the project's site. The applicant must obtain required permits from Urban Forestry to protect the street tree and the oak tree on the site. The City's Urban Forestry comments and the tree report are attached to this report (Attachment 5). As proposed, the project will involve approximately 803 cubic yards of cut and export; and 48 percent of the site will remain as ungraded open space.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR 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

50% or greater current average slope: The project will involve approximately 803 cubic yards of cut and export.

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, 650 sq.ft.	6, 056 sq.ft to 776, 239 sq.ft.	7, 566 sq.ft.
Setback	13 feet	0' to 25'	15 feet
House size	2, 472 sq.ft.	1,569 sq.ft to 3, 483 sq.ft.	2, 268 sq.ft.
Floor Area Ratio	0.04	0 to 0.35	0.29
Number of stories	2 (average)	1, 2 and 3 stories	3-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

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 3-story house follows the topography of the site, which slopes upward sharply from the street frontage.
- New retaining walls (split face concrete blocks) at the sides and rear of the new house will help to minimize landform alterations and keep almost 48 percent of the existing site as ungraded open space. The new retaining walls meet Zoning Code requirements.

- New drought-tolerant landscape is complementary to the building design. Landscaping is proposed along the retaining walls, facing neighboring properties to reduce visual impacts.
- The design and location of the attached garage and driveway (with decorative pavers) are compatible with the primary structure.

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 new 3-story house with the overall height of 34'-6" presents appropriate proportions and transitions in mass and scale.
- The new design follows the Hillside Design Guidelines because it is built into the up-sloped lot and creates appropriate articulations following the natural terrace.
- The hipped roofs reinforce the design concept and are appropriate to the context.

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

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:

- The proposed architectural details and colors including stone veneer, smooth stucco finish, two-piece roof tiles, roof eave details, trim and exposed beams, windows and exterior doors, railings, light fixtures, and front staircase are consistent and reinforce the proposed Spanish Colonial Revival design concept.
- The entryway is well integrated into the overall design.
- The new three-story house will not create a privacy issue because the proposed balcony and a small window of the living room at the second floor will not overlook the adjacent neighboring property to the east. A majority of the neighborhood consists of vacant lots.
- The new windows (weathered brown wood clad windows) are recessed within walls with sills and represent the proposed architectural style with an appropriate combination of hung, fixed, and casement windows.

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. Obtain required permits from Urban Forestry to protect the street tree and the oak tree on the site; and update the landscape plan to include the protected trees.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Urban Forestry Comments (dated April 22, 2021) and Indigenous Tree Report (dated June 5, 2021)