



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

<b>July 8, 2021</b> <i>Hearing Date</i>	<b>1362 Linden Avenue</b> <i>Address</i>
<b>Design Review Board (DRB)</b> <i>Review Type</i>	<b>5652-018-003</b> <i>APN</i>
<b>PDR 2104324</b> <i>Case Number</i>	<b>Amado Landin</b> <i>Applicant</i>
<b>Dennis Joe, Planner</b> <i>Case Planner</i>	<b>Ararat Anderasian</b> <i>Owner</i>

#### Project Summary

To demolish an existing 443 square-foot, detached, 2-car garage, and to construct a new 750 square-foot, detached, two-car garage/workshop; and to add a total of 223 square feet to the front and 422 square feet to the rear of an existing one-story, 1,588 square-foot single-family dwelling (constructed in 1925) on an 8,218 square-foot lot, located in the R1 I (Low Density Residential, Floor Area District I) zone.

#### Environmental Review

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 proposed addition will not result in an increase of more than 2,500 square-feet.

#### Existing Property/Background

The subject property is an 8,218 square-foot interior lot, developed in 1925, with a 1,653 square-foot, one-story single family residence and a detached garage. The existing garage is approximately 443 square feet in size, set back approximately a foot from the western interior property line, and generally located along the south property line and at the rear. Vehicular access onto the property is taken from an existing concrete driveway that is accessed from Linden Avenue.

#### 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**

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	7,949 SF	6,079 SF - 9,223 SF	8,218 SF
Setback	23- Feet	14-feet – 25-feet	25-feet
House size	1,625 SF	1,094 SF - 3,216 SF	2,198 SF
Floor Area Ratio	0.23	0.13 – 0.36	0.3
Number of stories	Primarily 1-story	Primarily 1-story	1 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

**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

As a consideration, the existing turf at the front yard should be replaced with a variety of California-friendly ground cover and shrubs to enhance the overall curb appeal of the property.

### **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 project does not significantly alter the site planning of the lot, as the additions generally follow the rectangular shape of the lot and are primarily sited at the rear. Overall, the project maintains the prevailing street front setback of the neighborhood.
- The additions to the dwelling will be set back with code compliant setbacks at 25 feet, 6 feet, 56 feet and 14 feet from the western (street front), northern, eastern and southern property lines, respectively.
- The project will provide a new crepe myrtle tree at the front yard and new ground cover and shrubs along the side yard and driveway. As a consideration, the existing turf at the front yard should be replaced with a variety of California-friendly ground cover and shrubs to enhance the overall curb appeal of the property.

---

### **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 existing street facing façade is broken into multiple volumes with building planes that are staggered and accommodate a modest front entry patio at the front, a side facing front entry door and an interesting roof design consisting of three consecutive gables.

The applicant proposes a 233 square-foot addition at the front dwelling "squaring off" the staggered foot print of the building, which presents an unarticulated linear street facing façade with a single large gabled roof configuration. The proposed front elevation detracts from the City's Design Guidelines for single-family dwellings, which calls for projects to be appropriately designed in scale, proportions, and roof configuration (e.g. consecutive gables). In lieu of "squaring off" the front façade, staff recommends a condition that the front addition is to be recessed and pushed further away from the street to break the flat wall appearance into separate volumes with a roof design that varies.

### **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 proposed 233 square-foot addition located at the front of the building will result in a flat unarticulated street facing façade and a single large gabled roof configuration. Staff recommends a condition that the front yard addition is to be recessed further away from the street to break up the flat wall into separate volumes and to provide visual reduction in building mass and greater articulation.
- The maximum height of the dwelling will be 17'- 3" and is designed well to complement the surrounding neighborhood context.
- As conditioned, the location and configuration of the additions relate well with the building concept, and neighborhood pattern.

---

## 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

The subject property is a modest single-family dwelling, constructed in 1931, and is proposed to be altered with an iron double-door front entry with glazing at the center. The Design Guidelines suggests that entries should be properly scaled and integrated into the overall architecture of the building. Staff recommends the front entry door is to be simplified with a more traditional style that complements the proposed windows, such as a paneled front entry door with side lights.

### 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 windows throughout the additions will include quality nail-on, aluminum-clad wood windows with double hung operations and horizontal sliding windows at the rear master bedroom closets and shower. The windows will be recessed into the walls and are appropriate for the style of the building. However, the window schedule on plans do not match the proposed elevations. The street front elevation show a new tripartite configuration of consecutive double hung window at the living room, and the window schedule indicates that the living room windows are existing to remain. As a condition of approval, the window schedule is to be updated to match the design, quality, and placement in the wall proposed shown on the front elevation.

### **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

A combination of smooth stucco, half-timbering at the street facing gable, brick veneer base and a metal shake roof are incorporated within the project’s design. The Design Guidelines recommend that finish materials are to wrap around exterior corners and terminate at a logical location. A condition is recommended that the brick veneer at south elevation along the driveway should continue towards the rear and terminate at the rear porch.

### **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 steps leading up to the front entry should be reduced in width and simplified to balance with the modest scale of the building and complement the entryway pattern of the neighborhood.

### **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 windows and doors are constructed of quality materials, such as wood and aluminum-clad wood, and will be recessed into the wall. The operation for these windows will be double hung and horizontal sliding windows at the rear. As a condition of approval, the window schedule is to be updated to match the design, quality, and placement of the windows proposed on the front elevation.
- The materials and finishes are appropriate to the design of the building. The project incorporates a combination of quality materials, such as, smooth stucco, half-timbering at the street facing gable, a brick veneer base and a metal shake roof. are incorporated within the project’s design. A condition is recommended that the brick veneer at south elevation along the driveway should continue towards the rear and terminate at the rear porch.
- The proposed iron double-door front entry is to be simplified with a more traditional style that complements the overall style of the building, such as a paneled front entry door with side lights.

---

### **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 front addition is to be recessed and pushed further away from the street to eliminate the flat wall appearance and break the facade into separate volumes.
2. Prior to plan check submittal, the window schedule is to be updated to match the design, quality, and placement of the windows proposed at the front elevation.
3. The brick veneer at south elevation along the driveway should continue towards the rear and terminate at a logical location, such as the rear/side porch.
4. The front entry door is to be simplified with a more traditional style that complements the overall style of the building, such as a paneled front entry door with side lights.
5. The entry steps should be reduced in width and simplified to balance with the modest scale of the building and complement entryway pattern of the neighborhood.

**Consideration**

1. That the existing turf at the front yard should be replaced with a variety of California-friendly ground cover and shrubs to enhance the overall curb appeal of the property.
- 

**Attachments**

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