



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

January 13, 2022 <i>Hearing Date</i>	1732 Wabasso Way <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5652-001-011 <i>APN</i>
PDR 2112818 <i>Case Number</i>	Arin Artyoun <i>Applicant</i>
Vista Ezzati, Planner <i>Case Planner</i>	Edwin Sahakian <i>Owner</i>

Project Summary

The applicant is proposing to demolish the existing 1,407 square-foot single-family dwelling and detached, one-car garage (originally built in 1930) and to construct a new one-story, 2,719 square-foot single-family dwelling with attached, two-car garage on a 14,400 SF lot in the R1 (FAR District I) Zone. The existing swimming pool and detached ADU in the backyard will remain.

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 involves the development of one single-family residence.

Existing Property/Background

The project site is a 14,400 square-foot, rectangular-shaped, interior lot that is relatively flat. Originally developed in 1930, the site currently features a one-story, 1,407 square-foot single-family dwelling with a detached, one-car garage located towards the rear. The project site also features an existing swimming pool, and a 719 square-foot, detached accessory dwelling unit (ADU) in the rear yard that will remain. The project site is accessed via an existing driveway along Wabasso Way which will be maintained and expanded as part of the proposal. Staff research and analysis indicates that the property has no associations with events or people significant in history and that it is not a distinctive or exemplary representative of its architectural style, type, or period. The property therefore does not appear to meet any criteria for listing on any National, State, or local register for historic resources, and is not considered a historic resource under the California Environmental Quality Act (CEQA).

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	11,551.9 sq. ft.	8,612 sq. ft. – 18,295 sq. ft.	14,400 sq. ft.
Setback	25'-0"	22'-0" – 30'-0"	25'-0"
House size	1,968.8 sq. ft.	1,364 sq. ft. – 3,831 sq. ft.	2,719.91 sq. ft.
Floor Area Ratio	0.17	0.10 – 0.26	0.18
Number of stories	All 15 homes surveyed are 1-story	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

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

The plans identify new metal side gates lot in line with the adjacent building façades and facing the street. Additionally, the drawings do not provide any details related to the design of the new gates. Staff is recommending a condition of approval that the gates be setback from the building walls, consistent with direction provided on similar projects, and that details of the fence design be provided for staff review and approval.

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 building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and landscaping.
- The surrounding neighborhood features a mix of attached and detached garages with no predominant pattern related to the garage location established. The new attached, two-car garage will be accessed from the existing driveway that will be expanded as part of the project. The overall design of the new garage is integrated with the new house.
- New drought tolerant landscaping is proposed throughout the site that will complement the building design. The project also includes a new water feature with a landscaped green screen wall at the front elevation.
- New metal gates are proposed along the east and west portions of the lot in line with the building walls and oriented towards the street; no additional information is provided. Staff is recommending a condition of approval that these gates and fences be relocated to step back from the adjacent building walls appropriately, and that details of the design be provided for staff review and approval. The existing 6-foot-tall boundary walls are proposed to remain.

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

The lot is relatively flat.

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:

- Overall, the mass and scale of the one-story project is appropriate to the contemporary modern design concept and the context of the surrounding neighborhood which features a mix of architectural styles.
- The surrounding neighborhood features primarily one-story homes, and the applicant's proposal to build a new one-story home will be consistent with the neighborhood and the existing conditions currently on-site. The overall height of the new house will be 19'-9", where the maximum permitted by code for a house with a pitched roof is 28'-0".
- While the size of the 2,719.9 SF house will be larger than the neighborhood average of 1,968.8 SF, the appearance from the street will be that of a one-story house with a similar roof design as the house directly across the street that appropriately fits within the streetscape.
- The project's massing is broken up using a number of architectural devices, including recessed building forms, varied roof heights, and changes in façade planes.
- The design features a nested shed roof design that is compatible with the proposed contemporary modern design of the new residence. The use of a 2:12 roof pitch is consistent throughout the design of the house.

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

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

The existing ADU located at the rear of the property will remain as-is, and no changes are proposed. This structure is not visible from the street.

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:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed contemporary modern style of the new house.
 - The entryway is appropriately integrated into the design and features a covered, recessed, single-door entry with side lights that is setback from the street.
 - The new windows will be black aluminum and an appropriate combination of fixed and casement windows. The details indicate that the windows will be nail-in and recessed in the opening with a sill and frame.
 - The proposed materials for the house include smooth stucco, a composition shingle roof, horizontal Ipe wood siding along the front elevation, and a vertical wood lattice at the rear.
 - The design of the new light fixtures is appropriate to the design concept, and are appropriately located on the exterior building façades.
 - The downspouts and the mechanical equipment location are not shown on the drawings. Staff is recommending a condition of approval that the drawings be revised to address these two items and submitted for staff review and approval.
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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. That the side gates and fences be relocated to step back from the adjacent building walls appropriately, and that details of the design be provided for staff review and approval.
 2. That the drawings be revised to identify the downspouts as well as the mechanical equipment location.
 3. Consider extending the Ipe wood siding above the garage door all the way up to the roof.
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Attachments

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