



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

April 14, 2022 <i>Hearing Date</i>	924 Old Phillips Road <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5649-002-039 <i>APN</i>
PDR2111714 <i>Case Number</i>	Nareg Khodadadi <i>Applicant</i>
Vista Ezzati <i>Case Planner</i>	Takui Aivazian <i>Owner</i>

Project Summary

The applicant is proposing to demolish an existing 2,243 square-foot, one-story, single-family dwelling and attached two-car garage (built in 1967) and to construct a new 3,363 square-foot, two-story, single-family dwelling with an attached 440 square-foot, two-car garage on a 9,250 square-foot property located in the R1R (Restricted Residential, Floor Area 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 involves the demolition and development of a new single-family dwelling.

Existing Property/Background

The project site is a 9,250 square-foot interior lot on the southwestern side of Old Phillips Road, located in the R1R-II (Restricted Residential, Floor Area District II) Zone. The rectangular lot has a relatively flat terrain and was originally developed in 1967 with a one-story, 2,243 square-foot, single-family house and an attached two-car garage designed in the Mansard/Hollywood Regency style.

A Historical Evaluation was prepared for the property by Sapphos Environmental, Inc., dated January 21, 2022 (Attachment #6). The evaluation concluded that the existing building does not meet any criteria for designation at the national, state, or local level. The existing building is not a distinctive or exemplary representative of its architectural style, type, or period, and no evidence was found indicating the site is associated with important events or people in history. Therefore, the property 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).

On August 6, 2020, Building Permit No. BB2008158 was issued for an interior remodel and 680 square-foot addition (95 square-foot front porch enclosure visible from the street and 585 square-foot addition at the rear) to the existing dwelling. This project was exempt from DRB. During the construction process, the project exceeded the permitted scope of work which resulted in demolition of more than 50% of outside wall and roof area and the property owner was required to file for DRB review for a new single-family residence. In accordance with GMC 30.60.040, as a new residence, all non-conforming rights (e.g., setbacks, parking, etc.) are forfeited and the project must comply with all development standards for a new single-family residence in the R1R zone. Currently, the dwelling has been demolished and the new house has been partially framed. The project does not include any new grading and will comply with all current Zoning Code requirements and the City's Comprehensive Design Guidelines.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1R 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

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	17,132 sq. ft.	7,830 sq. ft. – 54,014 sq. ft.	9,250 sq. ft.
Setback	27 ft.	15 ft. – 100 ft.	15 ft. 4 in.
House size	2,483 sq. ft.	1,550 sq. ft. – 3,846 sq. ft.	3,363 sq. ft.
Floor Area Ratio	0.14	0.03 – 0.36	0.36
Number of stories	10 homes are 1-story & 3 homes are 2-stories	1 to 2-stories	2-stories

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 plans indicate that the existing concrete driveway will remain. The design guidelines call for decorative driveway paving materials and permeable paving systems are strongly encouraged. Staff is recommending a condition of approval that the driveway be repaved with a decorative material consistent with the design, with consideration given to a permeable paving material.

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:

- Overall, the project site planning remains relatively unchanged with the new building footprint sited on the lot similarly to the previous condition. The proposed building footprint complies with all zoning regulations, including setbacks, parking, and landscaping.
- The surrounding neighborhood features primarily attached two-car garages that directly face the street. The new attached, two-car garage will be consistent with this neighborhood pattern, with access taken from the existing curb cut. The driveway will be modified to accommodate the required interior setback of the entire dwelling. A staff recommended condition of approval will require the driveway to be repaved with a decorative paving material with consideration given to a permeable paving material.
- The landscaping plan features new drought tolerant landscaping and the plant palette is complementary to the development of the site and complies with the minimum landscaping requirements for the zone.

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

The second floor is appropriately placed at the higher portion of the site, but its limited step-backs from the first floor below lead to a somewhat imposing mass overlooking the backyard of the adjacent house. A condition is recommended to shift the second floor mass to the southwest to soften the overall building mass.

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

The proposed roof at the front entry and the adjoining stair tower create proportions that result in a visual imbalance between the right and left sides of the front façade. A condition is recommended to lower the height of the entry porch roof so that its fascia aligns with the fascia to the right and that the proportional height of the column piers be reduced. The two-story stair tower creates a tall, narrow mass that seems out of balance with the rest of the façade. A condition is recommended to restudy this area, possibly creating a break between the first and second levels, revising the window pattern and/or shifting the location of the stairs, to provide better integration of the two sides of the primary façade.

Roof Forms

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

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

The proposed hipped roof forms are appropriate to the design and create a stepping-down effect that carries from the northeastern end (second floor) of the dwelling to the west (first floor). This creates visual interest and also follows the existing slope of the area. However, the roofs at the entryway, stair tower, and second floor are not well integrated, among themselves or with the one-story portion of the house. Staff recommends a condition calling for a revised roof design at these areas to avoid the appearance of multiple independent roof forms. Implementation of the conditions above regarding the massing of the second floor and the front façade stair tower may help accomplish this goal.

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:

- Along Old Phillips Road, the predominant neighborhood pattern consists of one-story homes with a few two-story homes scattered among them. The project site is located between a one-story, single family home to the northeast (left) and a two-story, single-family home to the southwest (right). The proposed two-story dwelling is appropriate in the neighborhood context.
- The overall mass and scale of the project will be compatible with the neighborhood, particularly as it is located between one- and two-story houses. However, several conditions discussed in the sections above are recommended to address issues of proportion and massing at the front and northeast facades that should enhance the overall design. These conditions will help provide a more integrated roof design, some massing relief for the neighboring property to the northeast, and better proportions and massing at the front façade.

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

Though the entryway is only one-story in height, it appears over-scaled in relation to the lower portion of the house. This is emphasized by the tall front doors and column bases. A condition is recommended to lower the height of the entry roof so that its fascia matches the adjoining first-story fascia and that the entry door height be lowered accordingly. In addition, the height of the masonry column piers at the entry should be lowered in relation to the columns help reduce the monumentality of the proposed entry area. A condition is also recommended to clarify the front door design, which, as depicted, is a simple, appropriate pair of glazed doors, but it is unclear if this is a placeholder for a different design. Finally, the modern, glazed garage door is not compatible with the overall design, which features a more traditional balance between transparent and opaque areas. A condition is recommended to incorporate opaque panels at this door.

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

As noted above, the window pattern at the stair tower element of the front façade should be considered when exploring ways to reduce the sense of mass at the two-story portion of the façade and better integrate the overall façade design.\.

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

The plans indicate that the existing concrete driveway and walkway will remain. However, the design guidelines call for decorative driveway paving materials with permeable paving systems strongly encouraged. Staff is recommending a condition of approval that the driveway and entry walkway be repaved with a decorative material consistent with the design, with consideration given to a permeable paving material.

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 surrounding neighborhood features a mix of architectural styles and. the proposed style, materials, and color palette are appropriate and will add to the eclectic mix of architectural styles in the area.
- The proposed entryway is somewhat over-scaled and a condition is recommended to help better integrate it into the overall design by reducing its height and correspondingly lowering the height of the entry doors. The column pier heights could also be proportionally reduced to create a less heavy appearance.
- The front doors are depicted as having a single glazed panel in each leaf, which is appropriate to the design. A condition is recommended to verify whether this will be the final door design or if it serves as a placeholder for a more elaborate design, which will require review and approval by staff.
- The new windows will be black, fiberglass, nail on frames with recessed placement. They will be an appropriate combination of casement, fixed, slider, and awning windows with stucco sills.
- There are two proposed balconies on the second floor - at the front (south elevation) and the rear (north elevation). The front, 57 square-foot balcony will have a wooden trellis above and the rear, 405 square-foot balcony will be open to sky. The minimal design of the balconies complements the overall style of the new dwelling. Neither of the balconies will pose any privacy issues, as the balconies are well-integrated into the dwelling and appropriately set back from the interior and street front property lines.
- The proposed materials include light-colored smooth stucco, manufactured stone veneer cladding, and slate roof tiles, which are suitable for the proposed design. The proposed railings at the balconies are wrought iron with a horizontal design that would be more appropriate on a more modern-style house. Staff is recommending a condition of approval that the railing design be revised to be more compatible with the design of the new house.
- The drawings show appropriate locations for exterior wall lighting, equipment, trash storage, and the gutters/downspouts.
- Because the proposed plans do not indicate any permeable paving for the driveway, a condition is recommended requiring the applicant to provide decorative, permeable pavers for the driveway, in lieu of the proposed concrete for an enhanced appearance.

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. Reduce the height of the roof at the entry porch to align its fascia with that of the one-story portion of the house. Lower the front door height correspondingly.
 2. Restudy the design of the stair tower area at the front façade, possibly creating a break between the first and second levels, revising the window pattern and/or shifting the location of the stairs, to provide better integration of the two sides of the primary façade.
 3. Shift the second floor mass to the southwest to soften the overall building mass and provide some massing relief to the adjoining property.
 4. Revise the roof design to create better-integrated forms, particularly at the stair tower, second level, and the entry to avoid the appearance of multiple independent roof forms. This may, at least in part, be accomplished through the implementation of conditions 1 to 3.
 5. That the driveway and entry walkway be repaved with a decorative material consistent with the design, with consideration given to a permeable paving material.
 6. Revise the balcony railing designs to be more compatible with the traditional features of the design.
 7. Clarify the final design of the front doors. If they will not be simple single-light glazed doors, drawings and/or cut sheets must be submitted for staff review and approval.
 8. Use opaque, non-reflective panels at the garage door.
 9. Provide decorative, permeable pavers for the driveway.
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Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Departmental Comments
6. Historic Evaluation, dated January 21, 2022