



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY

January 12, 2023 <i>Hearing Date</i>	1650 Vista Drive <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5630-001-016 <i>APN</i>
PDR 2211743 <i>Case Number</i>	Alek Zarifian <i>Applicant</i>
Roger Kiesel, AICP <i>Case Planner</i>	Karineh Vardumyan <i>Owner</i>

Project Summary

To construct a new two-story 2,988 SF residence with an attached 449 SF two-car garage on a 11,502 SF lot in the R1R, FAR District I zone. Demolition of the existing house is part of the project; however, the existing swimming pool will remain. The project also includes the construction of a 497 SF pool house/patio cover.

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 new a 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 contains a 2,226 SF one-story single-family residence with an attached garage, built in 1949, and a swimming pool.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1R 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

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

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	11,524 SF	8,700 – 19,840 SF	11,502 SF
Setback	29 FT	22 – 35 FT	21 FT
House size	2,936 SF	1,586 – 6,502 SF	2,988 SF
Floor Area Ratio	0.25	0.15 – 0.68	0.26
Number of stories	N/A	4 – one story, 7 – two story, 1 – three 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

The site gradually slopes up from Vista Drive to its terminus at Brand Park. The two-story portion of the proposed residence is located at the lower elevation of the site, inconsistent with the Design Guidelines. Given the only slight slope of the site and the fact that there is a two-story residence immediately adjacent to the second story portion of the residence, this design is not problematic.

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

Bonsai dwarf fescue (grass) is proposed over a large portion of the landscape area. While this type of fescue uses less water than traditional fescue, it is not drought tolerant. The proposed bonsai dwarf fescue shall be substituted for a groundcover listed in WUCOLS or other drought tolerant plant list, to be reviewed and approved by staff. Additionally, the proposed landscape plan lacks shade trees in the front yard. A minimum of two shade (canopy) trees shall be included in the front yard landscaping. These trees shall be reviewed and approved by staff.

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 site planning of the proposed residence largely mimics the existing residence. The design of the house incorporates an angle to address the curve on Vista Drive.
- The proposed residence includes an attached garage facing the street. The same configuration as the existing residence. The majority of houses in the neighborhood

include rear, detached garages. Due to the location of the subject site at the terminus of Vista Drive, the proposed development will not have much presence in the neighborhood and will not interrupt the prominent development pattern of the street.

- The landscape plan features drought-tolerant plants and is complementary to the style of the residence. However, much of the groundcover is Bonsai dwarf fescue, which is not drought-tolerant. As conditioned, a drought-tolerant groundcover shall be substituted for the fescue. In addition, at least two canopy trees shall be incorporated into revised front yard landscape plans.

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

As mentioned previously, the portion of the site lower in elevation contains the two-story portion of the residence, which is in opposition to the Design Guidelines. However, the site slope is not dramatic and the project will not have much presence in the neighborhood and is immediately adjacent to a two-story house.

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 design effectively utilizes both vertical (wood decorative features) and horizontal elements to provide an appropriate scale to the proposed residence.
- The entry of the residence is prominent without being monumental.
- While the two-story portion of the residence is located at the lower elevation of the site, given the location of the subject site and adjacent development, this design is appropriate and does not result in a massive appearance.
- The flat roof design is appropriate for the contemporary style of the residence.

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 proposed residence includes two balconies on the second floor, both over 25 square feet in area. One of the balconies faces Vista Drive and will not impact privacy. The balcony proposed at the rear of the residence may impact the privacy of the neighbor to the south, particularly since it is located at the minimum interior setback. This balcony shall be reduced in size to less than 25 square feet in area or provide additional setback and be reoriented such that views from this amenity are directed toward the backyard of the subject site.

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 design of the proposed residence includes a variety of cladding material, including stucco, siding and porcelain tile. There are areas of the design where these materials butt up against each other and do not terminate at inside corners. Application of the cladding needs to be restudied such that the materials terminate appropriately while adding visual interest to the building.

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 entryway is prominent without being overbearing or monumental.
- As conditioned, the rear balcony shall be reduced to less than 25 square feet in area or set back further from the interior property line than currently proposed and reoriented such that the view from this area is directed to the rear yard of the subject property.
- The various cladding material used, including smooth stucco, porcelain tile and siding, is of high quality.
- As conditioned, the application of the various cladding material shall be restudied so that appropriate termination is achieved and visual interest is maintained.

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 proposed bonsai dwarf fescue shall be substituted for a groundcover listed in WUCOLS or other drought tolerant plant list, to be reviewed and approved by staff.
2. A minimum of two canopy trees shall be included in a revised front yard landscaping plan. These trees shall be reviewed and approved by staff.
3. The rear balcony shall be reduced in size to less than 25 square feet in area or provide additional set back and be reoriented such that views from this amenity are directed toward the backyard of the subject site.
4. The locations of cladding materials shall be restudied such that these materials terminate appropriately at inside corners.

Attachments

1. Reduced Plans
2. Site Photos
3. Location Map
4. Neighborhood Survey and Photos