CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

July 13, 2023 *Hearing Date*	**1844 Bara Road, Glendale 91208** *Address*
Design Review Board (DRB) *Review Type*	**5653-020-001** *APN*
PDR-000880-2023 *Case Number*	**Archntech - Arvin Shirinyans** *Applicant*
Milca Toledo *Case Planner*	**Gary Kokonyan** *Owner*

Project Summary
To construct a new 1,093 square-foot (SF) second-story addition and remove 33 SF of floor area on the ground level of the existing 1,318 square-foot, one-story, single-family house (built in 1953) with an existing 400 SF attached garage on an 11,520 SF lot with an average current slope of 11.20 percent located in the R1R-II (Restricted Residential, Floor Area Ratio District II) zone. The project includes a façade remodel of the house.

The total combined floor area (existing and addition) will be 2,378 SF. Presently, the house has three bedrooms, two bathrooms and a powder room. The addition involves a new master bedroom and bathroom and secondary bedrooms on the new second floor, a guest bedroom/office, family/living and dining room, kitchen and nook area on the ground level.

The proposed work includes:

- Interior and exterior remodel including a new 1,093 SF second story addition and remove 33 SF of existing floor area on the ground level.
- Existing two-car attached garage will remain with access from the existing driveway on the west side of the property.
- Aluminum windows with external grids
- New earth-toned color textured stucco
- Brown accent color for windows, fascia, eaves, and rafter detail, etc.
- New Spanish tile

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 to the existing house will not result in an increase of more than 10,000 square feet and all

public services and facilities are available. Staff has determined that the property is not eligible for listing at the national, state, or local level and is therefore not a resource under CEQA.

Existing Property/Background
The 11,520 square-foot lot is located at the end of a cul-de-sac with 37.94 feet of street frontage, and developed with a one-story, 1,318 square-foot single-family house and an attached two-car garage constructed in 1953. The hillside lot has an irregular, trapezoidal shape and slopes up from the street and at the rear. The existing residential building footprint is situated on the graded flat portion of the lot, and the overall average current slope of the site is 11.20%. The lot does not contain any blue line streams or primary/secondary ridgelines, but it does have a protected tree at the rear of the property. There is an indigenous tree located at the rear of the property, which the arborist of record recommends to be removed.

The site is surrounded by residentially-developed lots to the north, south, east, and west. Residences in this neighborhood were constructed during a wide range of time periods.

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
On September 23, 2022, the Planning Hearing Officer approved with conditions Variance Case No. PVAR2118673 to maintain the existing 1'-7" interior setback along the west side of the property where five feet is required by Code.

Site Slope and Grading
Proposed grading consists of 96.59 cubic yards of cut and export (no fill or import); this amount is very low for hillside construction. The lot slopes up from the street and at the rear, however, the existing residential building footprint is situated on the graded flat portion of the lot.

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	8,585 SF	7,313 SF – 12,575 SF	11,520 SF
Setback	15 ft.	12 ft. – 22 ft.	15 ft.
House size	1,879 SF	1,400 SF – 3,090 SF	2,378 SF

Floor Area Ratio	.22	.15 - .40	.21
Number of stories	69% one story, and 31% two stories	1 and 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

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

Existing walls at the front of the property and the five-foot high permiter fence will remain. The existing retaining walls at the rear of the house will be removed, and two new retaining walls (six and eight feet high, respectivel) are proposed behind the house. Also, a new wall parallel to and setback five feet from the easterly interior property line is proposed.

The new retaining walls are proposed to be constrcuted with split face (decorative) material.

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 property will remain accessible from Bara Road. The home's main entrance is and will remain oriented towards the street, facing Bara Road.
- The new second story will be setback a minimum 15 feet from the street front property line. The new second floor will occupy most of the existing ground floor building footprint except for the area above the garage. The new second floor will provide appropriate setbacks, and the existing 1'-7" interior setback will remain on the ground level adjacent to the garage per the approved Variance. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- The house addition appropriately follows the site's sloping topography. The lot slopes up from the street at the rear, however, the existing residential building footprint is situated on the graded flat portion of the lot.
- The existing attached two-car garage will remain in its present location and accessible from the existing driveway on the west side of the property facing Bara Road.
- The existing walls and entry walkway leading to the front entry will remain. New retaining walls are proposed at the rear of the house associated with the expansion of the outdoor deck at the rear of the house. The new retaining walls at the rear will be constructed with split face, which is appropriate to the site.
- Existing landscaping will remain largely unchanged. However, there is an indigenous tree located at the rear of the property, which the arborist of record recommends being removed.

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

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

The proposed 5:12 roof pitch appears to emphasize the building's mass, and some roof forms have an awkward appearance. Staff recommends a condition to restudy the overall roof design, including angled pitch on each end of the front façade and reduce the pitch of the roof in an effort mitigate the building's mass.

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 mass and scale of the second story addition is compatible with adjoining and nearby properties in the neighborhood. The mass and scale of the house appropriately relates to the surrounding context. This was accomplished by placing the new two-story addition away from the street, recessing it from the ground level as much as possible.
- The new second floor addition is primarily over the entire ground level, except for the flat-roofed area above the garage. Overall, the proposed two-story relates to other homes in the neighborhood.
- The building facades are appropriately articulated through setbacks at the street front and sides of the building, stepping back the second floor from the ground level, breaks in plane, use of fenestration, and architectural details. In an effort to further reduce the building's mass, staff recommends a condition to restudy the overall roof design, including the dual pitched angle on each end of the front façade and reduce roof pitch.

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 new arched covered entryway is modest, tucked underneath the sloped roof. However, the entry is somewhat off-centered from the main arched opening. Staff recommends a condition to restudy angled covered front entry.

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 window schedule indicates aluminum windows, recessed within the opening with a wood sill and frame, and brown accent color as depicted on the colored elevation drawings and renderings. Window operation includes casement and a large, fixed arched picture window in the dining room and smaller ones one the second floor staircase and the hallway. Staff recommends a condition to restudy the exterior mutton (grid) pattern to be more proportional.

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

The project incorporates earth-toned, rough stucco finish for the building exterior walls combined with brown accent color for the windows, doors and architectural details, and two-piece mission Spanish tile. The building colors, finishes, details and roof material complement the site, building design, and the neighborhood.

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 remodel will give the house a contemporary Spanish style appearance that is appropriate to the neighborhood, featuring a variety of traditional styles.
- The proposed earth-toned wall color, rough stucco finish and brown accent color for windows and other details are appropriate for the house. Overall, the proposed color palette integrates well with the hillside and other buildings in the neighborhood, which are painted with neutral warm colors.
- The project proposes aluminum nail-in frame windows recessed in the opening with wood sill and frame. Their operation includes casement and fixed arch, and exterior grids. The windows are appropriate to the style of the house in terms of their material and overall appearance. However, staff recommends a condition to restudy the exterior mutton (grid) pattern to be more proportional.

- The new front entry porch is well integrated, tucked underneath the sloped roof. However, for better design integration, staff recommends a condition to restudy the angled appearance of the front covered entry.
- The design of the second story addition appropriately integrates with the existing house and features many of the architectural details consistent with the Spanish style, including stucco walls, Spanish clay tile roof, exposed woodwork, recessed windows, eave details including exposed rafters, etc., all of which are complementary to the chosen style and the neighborhood.

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. Restudy the overall roof design, including reducing the roof pitch and the dual pitched angle on each end of the front façade.
2. Restudy the exterior mutton (grid) pattern to be more proportional.
3. Revise the window cut sheet included the material board (sheet A-5.1) to correspond to the window schedule, colored elevation drawings and renderings.
4. Restudy the angled appearance of the front covered entry.

Attachments

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