



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

<b>November 9, 2023</b> <i>Decision Date</i>	<b>1230 Bruce Avenue</b> <i>Address</i>
<b>Design Review Board (DRB)</b> <i>Review Type</i>	<b>5628-025-008</b> <i>APN</i>
<b>PDR-001807-2023</b> <i>Case Number</i>	<b>Ben Maertens</b> <i>Applicant</i>
<b>Chloe Cuffel</b> <i>Case Planner</i>	<b>Vasilis Petrou</b> <i>Owner</i>

#### Project Summary

To construct a 651 square-foot, second-story addition to an existing 1,252 square-foot, single-story, single-family house (built in 1939) and a new, detached two-car garage to the rear of an existing 6,600 square-foot lot, located in the R1-I (floor Area Ratio District I) zone.

#### Environmental Review

The project is exempt from CEQA review as a Class 3 "New Construction" exemption pursuant to Section 15303 of the State CEQA Guidelines because the project consists of one new single-family residence in a residential zone.

#### Existing Property/Background

#### Staff Recommendation

Approve with Conditions

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#### 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	6,657	4,471 – 52,997 SF	6,600 SF
Setback	25'	23' – 25'	25'
House size	1,903 SF	1,297 SF – 2,606 SF	1,252 SF
Floor Area Ratio	25%	15% - 36%	29%
Number of stories	1-2	1 – 2 (65 one-story houses, t7 two-story houses)	2

**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

### **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 Bruce Avenue. The home’s main entrance is and will remain in its current form.
- The new second story will be appropriately and significantly setback away from the front of the house and the street. The new second floor will primarily occupy the rear portion of the existing ground floor building footprint. Overall, the proposed setbacks (front and interior) are appropriate to the site and the neighborhood.
- The existing detached two-car garage will remain in its present form location, accessible from the existing driveway on the north side of the property facing Bruce Avenue.
- The new entry (outdoor) courtyard at the front of the house includes a fountain, a low wall, and a new walkway at the front leading from the sidewalk to the courtyard entry gate, appropriately complements the site. Additionally, a new swimming pool and outdoor patio and landscaped areas are appropriate to the site and the neighborhood.

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### **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

**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 neighborhood pattern features mainly one- and two-story residences in minimal traditional style.
- The proposed addition is appropriately setback from the front of the property and provides the additional square footage without appearing massive or imposing to the directly neighboring properties.
- The proposed garage matches the existing house in style and massing while complying with current Zoning code size requirements.

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**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

The proposed windows are vinyl, which is not suggested for this house. A condition is included recommending wood or fiberex material as a replacement.

### **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

Mechanical equipment (A/C) and drainage are not identified on the plans, and an example of the proposed light fixture has not been provided. A condition is included for Planning to review these items before final approval.

#### **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 building is primarily smooth stucco in keeping with the Spanish Colonial Revival style and features a terracotta tile roof, wrought iron gates, terracotta tile patios and hand painted ceramic tiles on the façade. The front door has not been specified on the plans, and a condition is recommended to allow for Planning review before approval.

#### **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. Revise window materials to wood or fiberex to more closely match Window Replacement Guidelines.
2. Identify lighting, equipment (A/C), and drainage on the plans for Planning review and approval.
3. Provide a cutsheet of the proposed front door for Planning review and approval.

#### **Attachments**

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