

May 27, 2014

Craig Stoddard
4452 Ocean View Blvd. #201
Montrose, CA 91020

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1403782
1214 Swarthmore Drive**

Dear Mr. Stoddard,

On May 27, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add approximately 925 square feet to a 3,235 square-foot single-family residence in the R1R Zone, Floor Area District I located at **1214 Swarthmore Drive**.

CONDITIONS OF APPROVAL

None

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The site planning appears consistent with the character of the neighborhood and the intent of the Design Guidelines for the following reasons: The addition is appropriately located on the site, the overall existing site plan conditions will remain and the project is consistent with the general neighborhood pattern. The front addition will result in a minor reduction to the front setback and the addition on the sides of the house will not raise any privacy concerns.

Mass and Scale – The proposal's sensitivity to height, roofline, mass and scale will be consistent with the existing building, the neighborhood and the intent of the Comprehensive Design Guidelines. As proposed, the existing overall height of the house, the existing roof design and the existing silhouette of the house will not change. The applicant has made an effort to minimize any appearance of inappropriate building mass by breaking the façade into component parts, incorporating appropriate fenestration and roof design treatments and the use of various cladding materials.

Building Design and Detailing – The proposed design and detailing are comprised of good quality materials, colors and details and appears internally consistent with the proposed contemporary modern architecture. The proposed addition complements the existing house and the general neighborhood context. As proposed, the remodel and addition will be consistent with the intent of the Comprehensive Design Guidelines. The proposed design incorporates thoughtful, creative treatments throughout that are consistent with modern, contemporary design. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute compliance with the Zoning Code and/or Building Code requirements. Please refer to the end of this letter for information regarding plan check submittal. If there are any questions, please contact the case planner, Brad Collin, at 818-548-3210 or via email at bcollin@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing an addition at the existing first and second floor levels at the front façade. The first floor addition would be about 463 square-feet and the second floor addition would be about 462 square-feet. The second story addition will be set back from the first floor by about six feet. In addition, the exterior windows will be replaced with aluminum-clad windows. The roof will be replaced with two-piece Spanish clay tile. The house addition will match the existing style, colors, and materials.

CONTEXT

GENERAL PLAN: Land Use Element: Low Density Residential. The project complies with the intent and General Plan and Land Use Element.

ZONE: R1R-I Restricted Residential.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There are no protected tree(s) on or within 20 feet of the subject property.
- Historic Preservation: The staff reviewed the existing house with the City's Historic Preservation Planner. The house does not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and it is not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: Exempt per CEQA Guidelines, Section 15301, Class 1 Existing Facility.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1R-I	Single Family Dwelling
South	R1R-I	Single Family Dwelling
East	R1R-II	Single Family Dwelling
West	R1R-I	Single Family Dwelling
Project Site	R1R-I	Single Family Dwelling

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for single-family developments on November 29, 2011. Design considerations discussed below analyze a project's overall site planning, its mass and scale, and its architectural design and detailing with a purpose to ensure that the development is of high quality, relates to its neighbors and enhances the overall built environment. The houses in this neighborhood were designed in a variety of architectural styles built in the late 1960's to early 70's. There is a mixture of one and two story homes in the immediate area.

Comparison of 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	15,489 sq. ft.	8,000 to 22,070 sq. ft.	22,800 sq. ft.
Setback	23 ft.	10 ft. to 27 ft.	27 ft.
House size	2,793 sq. ft.	2,295 to 3,776 sq. ft.	4,270 sq. ft.
Floor Area Ratio	.18	0.12 to 0.29	0.150
Number of stories	54% of homes are 2-story	1 to 2-story	2-story

1. **Site Planning** – The property is currently developed with a single-family house with an attached garage at the front of the property. The lot has an irregular shape. The topography consists of gently sloping terrain at the front and steeply sloping up hill terrain at the rear. However, the house is situated on a relatively flat pad. There are no changes proposed to the front setback. The addition will be located at the front of the existing house and will be set back approximately 31 feet at the entry porch and 34 feet from the first floor extension. The second floor extension would be located behind the first floor addition by approximately six feet. No changes are proposed for the landscaping, garage, and driveway. Approximately 84 percent of the site will be landscaped with visible planting areas located in the street-front yard facing Swarthmore and at the rear and sides of the property.

Lot Coverage: The proposed lot coverage will be 165 percent, which is less than the 40 percent Zoning Code lot coverage Code maximum for this zone.

Landscaping: Approximately 84 percent of the lot will be landscaped, which exceeds the 40 percent minimum required. Staff recommends a condition to ensure that the landscaping proposed between the driveway pavers is irrigated.

Parking (including driveways): There are no changes to the attached garage and driveway location.

Site Walls: No changes to the site walls

Privacy: The proposed addition is oriented toward the street and extends forward about 17 feet. There are two proposed windows on the first floor facing the neighbor to the west. These windows will be facing the neighbor's driveway and garage. There are no windows on the second story addition on the west elevation. The addition is set back 5'-8" from the westerly property line and increases toward the rear of the house.

2. **Mass and Scale** – The proposed addition extends the footprint in front of the existing building mass. The new addition will provide greater articulation at the front façade. Further, the first floor addition is set back approximately 34 feet from the front property line and the second floor addition approximately 40 feet which helps break up the massing as viewed from the street. The roof height will be lower then the existing

ridgeline; therefore, not altering the profile as seen from the street. In addition, the hipped roof forms and all pitches will be consistent with the existing roof. The proposed massing is compatible with the existing house and is consistent with the Design Guidelines.

Building Height: No change to the building height.

Setbacks: The addition will have a street front setback of 34 feet for the first floor and approximately 40 feet for the second floor. The addition is set back a minimum of 5'-8" from the westerly property line where the minimum requirement is five feet.

Floor Area Ratio: The new floor area will be 4,270 square feet. The maximum allowable floor area is 4,280 square feet (.30 for the first 10,000 square feet of the lot and .10 for each square footage of lot thereafter).

3. **Design and Detailing** – The design and detailing of the 925 square-foot addition is consistent with the existing architecture. The proposal will maintain and actually enhance the Spanish design influence of the original house. This is done by utilizing two-piece clay tile roofing, smooth stucco, aluminum-clad windows that are recessed, and cornices at the eaves. Overall the detailing reinforces the building design.

Materials: The proposed finishes and materials will provide a varied textural interest, which will include:

- Stucco – Smooth, minimum 7/8" thick to match existing color and texture (pure ivory color)
- Roof – two-piece clay tile color to match existing.
- Aluminum-Clad Windows – Marvin - casement and fixed, bronze color

Quality of Materials: The proposed finishes, materials and colors appear to be appropriate to the existing architecture.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency. Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that plans may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **June 12, 2014**, in the Building and Safety Division, 633 E. Broadway, Room 101.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

EXTENSION: An extension of the design review approval may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the design review approval.

NOTICE – subsequent contacts with this office


The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Milca Toledo, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

If an appeal is not filed within the 15-day appeal period of the decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, approved plans must be stamped approved by Planning Division staff. **Any** changes to the approved plans will require resubmittal of revised plans for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes to approved plans must be on file with the Planning Division.

An appointment must be made with the case planner, Bradley Collin, for stamp and signature prior to submitting for Building plan check. Please contact Bradley Collin directly at 818-548-3210 or via email at bcollin@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Urban Design Studio Staff

HH:JP:BC