

May 14, 2014

Kerop Hovsepian  
3440 La Crescenta Ave.  
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW  
CASE NO. PDR 1321324  
3440 La Crescenta Ave.

Dear Mr. Hovsepian,

On May 14, 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 550 square feet to a 1,337 square foot single-family residence in the R1 Zone, Floor Area District II, located at **3440 La Crescenta Avenue**.

#### **SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION**

**Site Planning** –The proposed addition will not dramatically change the site plan and appears consistent with the character of the neighborhood and the intent of the Design Guidelines.

**Mass and Scale** –The proposed addition will be lower than the existing height and maintain the overall roof form and façade proportions of the existing house. It will therefore be consistent with the existing building, the neighborhood and the City's Design Guidelines.

**Building Design and Detailing** – The proposed design and detailing will enhance the appearance of the house by adding textural variety and create a visual base that emphasizes the horizontality of the front façade. The overall appearance is consistent with the existing architecture. The proposed addition complements the existing house and the neighborhood and will be consistent with the intent of the Design Guidelines.

**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, Jeff Hamilton, at 818-937-8157 or via email at [jhamilton@glendaleca.gov](mailto:jhamilton@glendaleca.gov).**

#### **PROJECT ANALYSIS**

**PROJECT DESCRIPTION:** The applicant is proposing a 550 square-foot single-story addition facing the street at the west side of the existing 1,337 square-foot house. It will consist of a living room, kitchen, dining room, bathroom, entry and front porch. The house addition will be compatible with and enhances the existing architecture, colors and materials. Stone veneer will be added to the base of the front façade.

**CONTEXT**

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

**ZONE:** R1-II Low Density Residential

**ENVIRONMENTAL CONSTRAINTS:**

- Indigenous Trees: None.
- 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.

**NEIGHBORING ZONES AND USES:**

	Zoning	Existing Uses
North	R1-II	Single Family Dwelling
South	SR	Golf course
East	R1-II	Single Family Dwelling
West	SR	Golf course and flood control facility
Project Site	R1-II	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 functional and conventional styles. They are primarily one-story Minimal Traditional and Ranch style homes.

**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	5,930 sq. ft.	2,482 to 8,690 sq. ft.	8,690 sq. ft.
Setback	14 ft.	5 ft. to 25 ft.	25 ft.
House size	1,258 sq. ft.	840 to 1,653 sq. ft.	1,887 sq. ft.
Floor Area Ratio	0.24	0.12 to 0.36	0.21
Number of stories	All homes are 1-story	1-story	1-story

**1. Site Planning** – The house is located on a pad that slopes from north to south, dropping some 2 ½ feet from the north to the south side of the house. The 550 square-foot single-story addition is visible from the street and will be on the north side of the structure. It will fit in a notch at the northwest corner of the existing structure and extend the building to the west. No changes are proposed for the landscaping, garage and driveway. Approximately 51 percent of the site is

landscaped with visible planting areas located in the street-front yard facing La Crescenta Avenue.

**Lot Coverage:** The proposed lot coverage will be 25.9 percent, which is less than the 40 percent Zoning Code lot coverage Code maximum for this zone.

**Landscaping:** Approximately 51 percent of the lot will be landscaped which, exceeds the 40 percent minimum required.

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

**Site Walls:** No changes to the site walls.

**Privacy:** The single-story addition faces La Crescenta Chase Avenue between the existing house and the northerly property line and is 5-feet from the northerly property line and 25 feet from the front, westerly property line. A new kitchen window and a new living room window faces north, along with a new entry from the living room to the northerly side yard.

**2. Mass and Scale** – The 550 square-foot single-story addition's height, roofline, building mass and proportionality match the existing house. The new hipped roof will maintain the shape and pitch of the existing roof and will be lower than the existing ridgeline. The proposed low-profile massing is compatible with the existing house and neighborhood and is consistent with the Design Guidelines.

**Building Height:** No change to the building height.

**Setbacks:** No changes to the setbacks, except at the north side of the property. The addition will be 5-feet from the northerly property line and 25-feet from the westerly property line; both conditions meet Code.

**Floor Area Ratio:** The new floor area ratio will be 0.21 which is less than the maximum allowed 0.40 in the code.

**3. Design and Detailing** – The design and detailing of the 550 square-foot addition is consistent with the existing architecture. A new asphalt shingle roof will be installed. New stucco will be applied. The new stone veneer adds interest and texture to the building. Overall the detailing reinforces the building design. A new trellis will be built above the new front porch. This adds interest to the area without being monumental. A combination of single-hung, sliding and fixed windows will be installed on the front of the house. All new windows will be fiberglass, other than the fixed living room window facing north which will be wood. The existing vinyl windows on the rear and southerly side will not be changed. The new windows will enhance the appearance of the front façade by providing an appropriate balance between wall and window areas. The planter next to the front steps will help integrate the new entry areas with the existing house.

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

- Stucco – La Habra 830 Clay
- Wood Trim – Green Fig by Behr
- Roof – Oakridge Artisan Pepper Mill Grey by Owens Corning
- Fiberglass Windows – Milgard "Ultra"

**Quality of Materials:** The proposed finishes, materials and colors appear to be of a high quality and are 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 **May 29, 2014**, in the Building and Safety Division, 633 E. Broadway, Room 101.

**APPEAL FORMS available on-line:**

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

**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, Jeff Hamilton, 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, Jeff Hamilton, for stamp and signature prior to submitting for Building plan check. Please contact Jeff Hamilton directly at 818-937-8157 or via email at [jhamilton@glendaleca.gov](mailto:jhamilton@glendaleca.gov)

Sincerely,

HASSAN HAGHANI  
Director of Community Development



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Urban Design Studio Staff

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