

August 4, 2014

Franco Noravian
409 W. Broadway
Glendale, CA 91204

RE: **ADMINISTRATIVE DESIGN REVIEW**
CASE NO. PDR 1408919
3577 Emanuel Drive

Dear Mr. Noravian,

On August 4, 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 demolish the existing deck and construct a new and larger deck at the rear of the existing single-family house. The new deck will extend a maximum of 18 feet from the house. The surface of the deck will range in height from seven feet to 11 feet, four inches with a metal safety railing on top. The property is located in the R1R Zone, Floor Area District II located at 3577 Emanuel Drive.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following conditions of approval on this project:

1. A landscape plan shall be submitted prior to issuance of a building permit that clearly identifies oak tree drip lines within 20 feet of the new deck to the satisfaction of the Urban Forester.
2. Recess the deck five feet from the edge of each side of the house. This would decrease the overall width of the deck by 10 feet while still allowing an eight foot increase in overall width of the deck. This condition would further protect the oak tree on the eastern edge.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – This submittal proposes the demolition and replacement of the existing deck in poor condition at the rear of the residence with a new and larger deck on a down sloping lot. The outermost edge of the new deck will parallel the hillside contour lines. The site has seven oak trees on the property and three within 20-feet of the common property line. A condition is added to protect one oak tree within 20-feet of the deck. Proposed landscaping at the base of the deck will add additional screening and softening to blend in with the hillside character. The proposed design techniques applied to the deck are sensitive to the hillside and neighboring properties by preserving the hillside's character and the protected trees consistent with the Hillside Design Guidelines.

Mass and Scale – The proposed deck would span the entire width of the house on the rear façade and be approximately 18 feet wider than the existing deck. A condition to add a 5 foot setback of the deck on both sides of the house would improve the integration of the deck and it's massing with the hillside site consistent with the intent of the City's Hillside Design Guidelines. The depth of the new deck will be increased by 6 feet and vary from 16 feet to 18 feet-6 inches. The varying depth provides a variation in plane. The top of deck will have a range in height from 7 feet to 11 feet from the ground surface on the overhanging portion of the deck; and a maximum overall height of 14 feet 9 inches to the top of the metal safety railing. A 3 feet 4 inch setback of the decks structural wall also minimizes the massing. Additional landscaping will be added to soften and screen the downslope deck wall's visual impact.

Building Design and Detailing – The deck design, materials, and earth-tone colors will be compatible with neighboring structures, terrain, and vegetation and blend with the natural and new landscape palette. Design techniques used to integrate the proposed replacement deck into the hillside, namely shadowing contour lines, recessing the deck wall, adding compatible landscaping at the base of the deck wall, and preserving the existing dense vegetation, meet the intent of the hillside 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, Chris Baxter, at 818-937-8162 or via email at cbaxter@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The proposal is to demolish the existing deck and construct a new and larger deck at the rear of the existing single-family house. The new deck will extend a maximum of 18 feet from the house. The surface of the deck will range in height from seven feet to 11 feet, four inches with a metal safety railing on top.

CONTEXT

GENERAL PLAN: Land Use Element: Very Low Density Residential. The proposal complies with the Zoning Code and General Plan and Land Use Element.

ZONE: R1R-II Residential.

ENVIRONMENTAL CONSTRAINTS:

- **Indigenous Trees:** A topographic survey of the property shows seven oak trees on the site and three within 20-feet of the common property line. The Urban Forester inspected the site on May 13, 2014 and provided the contractor with the required Indigenous Tree Protection Measures to preserve them during construction.
- **CEQA Status:** Exempt per CEQA Guidelines, Section 15303, Class 3 New Construction of a new deck structure at the rear of a single-family house.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1R-II	Single Family Dwelling
South	R1R-II	Single Family Dwelling
East	R1R-II	Single Family Dwelling
West	R1R-II	Single Family Dwelling
Project Site	R1R-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 a variety of conventional styles.

Comparison of Neighborhood Survey – The survey is not required because no floor area is being added.

1. Site Planning – The existing house and a portion of the existing deck are located on a level pad with the remaining portion of the existing deck extending over the downward slope in the rear yard similar to decks on neighboring houses. The proposal is to demolish the existing deck and construct a new one. The proposed deck design will parallel the hillside contour lines. A survey of the property describes seven oak trees on the site and three oak trees within 20-feet of the proposed deck. Additional drought-tolerant landscaping is being added to the base of the deck to soften and screen it. A condition is being added to protect the existing oak trees. The City's Hillside Design Guidelines emphasize reducing the visual prominence of downslope structures to allow the natural character of the hillside to be apparent. The proposed design techniques are sensitive to the hillside and neighboring properties by preserving the hillside's character and the protected trees.

Building Location: The new deck replaces the existing one which is attached to the rear of the existing house and is in poor condition. Decks in backyards are a common development pattern and the neighbors on either side have similar deck locations. The proposed development will be consistent with this type of development.

Landscaping, Yards and Usable Open Space: The new deck will be larger than the existing one; however, the percentage of remaining landscaping on the site will be approximately 64 percent which exceeds the 40 percent requirement. The new deck will be sensitively designed away from a protected oak tree. The remaining oak trees will not be affected by the deck because the construction is not within their driplines and protected tree mitigation measures have been added as a condition. Drought-tolerant planting sensitive to oak tree environments will be added at the base of the new deck to further reduce its visibility. However, the existing oak tree canopies are substantial and currently screen the existing deck. It is not anticipated that the new, larger deck would be more visible than the existing deck.

2. Mass and Scale – The new deck structure will be located at the rear of the existing house in substantially the same location as the existing deck. It will be approximately 69 feet wide and range in height from seven feet to 11 feet from the ground surface to the top of the deck surface plus the safety railing height for a maximum overall height of 14 feet, 9 inches. The new deck will be approximately 18 feet wider and will vary in depth from 16 feet to 18 feet. As conditioned to reduce the width of the deck, the project meets the intent of the City's Hillside Design Guidelines because the deck will be reduced in width and the structural wall will be set upslope three-feet, four-inches from the edge of the deck surface which helps minimize wall's massing. The deck's design follows parallel with the topographical contours which provides variation in plane. Additional landscaping will be added to soften and screen the downslope deck walls.

Relate Buildings to Existing Context: The new deck structure is integrated into the house and hillside similar to the existing condition. Its location will be similar to the existing decks on neighboring houses. The deck's visual impact to the adjacent properties will be reduced by a design that is sensitive to the hillside character and existing native landscaping.

Scale and Proportion/Monumentality: The deck's massing is sensitively designed into the hillside topography. As conditioned, the deck structure's overall visual scale and proportions are diminished because the deck width will be reduced and its structural wall will be pushed upslope from the edge of the deck surface. Ten oak trees, both on the property and immediately adjacent of it, provide sufficient natural landscape barrier to screen the proposed deck. Additional drought-tolerant landscaping will be added at the base of the new deck to screen it further.

3. Design and Detailing – The exterior deck support structure material will be stucco and it will be an earth-tone brownish-beige color to blend with the natural hillside colors. The metal safety railing around the deck will be black.

Finish Materials and Colors –

- Stucco exterior/visible deck and walls – Brownish-beige color to be earth-tone to match the surrounding hillside.
- Metal guard rail – Black.

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 **August 19, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.glendaleca.gov/home/showdocument?id=11926>

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, Chris Baxter, 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, Chris Baxter, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baxter directly at 818-937-8162 or via email at cbaxter@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development


Kintine Agard
Urban Design Studio Staff

HH:ceb