

March 25, 2015

Domus Design
ATTN: Garo Nazarian
109 E. Harvard St. # 306
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1426848
2023 SIERRA PLACE**

Dear Mr. Nazarian,

On March 25, 2015, 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 833 square feet of floor area with a new expanded deck to a 1,408 square-foot single-family residence in the R1R Zone, Floor Area District II located at **2023 Sierra Place**.

CONDITIONS OF APPROVAL – None.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The site plan is consistent with the placement and construction of other residences in the neighborhood and is consistent with the intent of the Hillside Design Guidelines. The subject property is approximately 13,048 square feet. The new 833 square-foot addition will be located on the flatter portion of the subject property and replace a portion of an existing deck facing Sierra Place. Currently, the property is developed with a one-story 1,408 square-foot single-family house with a detached two-car garage and a deck. The applicant's proposal includes an addition of 833 square feet of floor area, an extension of the existing deck with a new staircase, and modifying the existing paving. The existing single family dwelling is set back approximately 119 feet from Sierra Place. The proposed addition will reduce the street-front setback of the home to approximately 109 feet from Sierra Place. The applicant is also proposing to extend a portion of the existing deck located on the southern portion of the property approximately 12 feet to the east with a maximum overall height of 14 feet. There is limited visibility of the subject property from Sierra Place due to the existing street-front setback.

Mass and Scale – The proposed addition is sensitive to height, roofline, mass and scale of the existing one-story house, as well as the mass and scale of neighboring homes. The proposed 833 square-foot addition to the existing one-story single family home will continue the same roofline form and design as the existing development. Currently, the existing single-family home and deck has an overall height of approximately 20'-0". The proposed addition and extension of the existing southerly deck will increase the overall height to approximately 25'-5" for the single-family home.

Building Design and Detailing – The project’s design and detailing are comprised of quality materials, colors and details, and will be internally consistent with the existing architecture and compatible with the design character of neighboring homes and with the intent of the Hillside Design Guidelines. The applicant’s proposal has been designed to be an extension of the existing Minimal Traditional style residence.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add approximately 833 square feet of floor area with an expanded deck to an existing one-story single-family home facing Sierra Place. The lot is 13,048 square feet and is presently developed with a 1,408 square-foot single-family house with a detached two-car garage.

CONTEXT

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

ZONE: R1R - Restricted Residential Zone, Floor Area Ratio District II

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There are 9 Oak trees located on or within 20 feet of the subject property that are proposed to remain. The City’s Urban Forestry Department did not cite any concerns with the project as proposed and no mitigation measures are required.
- Historic Preservation: 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: The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to State CEQA Guidelines Section 15301.

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 in November 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:

	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	10,804	5,000 – 48,671 sq. ft.	13,048 sq. ft.
Setback	30'-0"	10'-0" to 119'-0"	109'-0"
House size	1,851 sq. ft.	1,208 to 5,003 sq. ft.	2,198 sq. ft.
Floor Area Ratio	0.20	0.04 to 0.47	0.17
Number of stories	72% of homes are two-story	1 to 2 stories	1 story

1. Site Planning – The subject property is approximately 13,048 square feet. The property is currently developed with a one-story 1,408 square-foot single-family house with a detached two-car garage and a deck. The applicant’s proposal includes the addition of 833 square feet of floor area, an extension of the existing deck with a new staircase, and modifying the existing paving. The existing single family dwelling is setback approximately 119 feet from Sierra Place. The proposed addition will reduce the street-front setback of the home to approximately 109 feet from Sierra Place. The new addition will be located on the flatter portion of the subject property occupying a portion of the existing deck with approximately 800 square feet of the proposed addition facing Sierra Place. In addition, a portion of the existing deck located on the southern portion of the property will be extended approximately 12 feet to the east. The maximum overall height of the deck will be 14 feet. There is limited visibility of the subject property from Sierra Place due to the existing generous street-front setback of 119 feet. The site plan is consistent with the placement and construction of other residences in the neighborhood and is consistent with the intent of the Hillside Design Guidelines.

Building Location: The proposed 833 square-foot addition will be located on the flatter portion of the subject property, with approximately 800 square feet of the proposed addition facing Sierra Place. The proposed extension of the existing deck area will be located on the southern portion of the project site. There will be limited visibility of the subject property from Sierra Place due to the generous street-front setback. The existing detached garage is proposed to remain as-is.

Landscaping, Yards and Usable Open Space: Code requires a minimum of 40% landscaping. A total of 41% of the subject property will remain landscaped. The existing landscape on-site will be maintained as no changes to the existing landscaping are proposed.

Garage Location and Driveways: There are no changes proposed to the existing detached two-car garage. The applicant is proposing to modify the existing concrete driveway by incorporating new paving stone and bricks into the design.

Site Walls: No changes to the site perimeter walls are proposed.

2. Mass and Scale – The proposed 833 square-foot addition to the existing one-story single family home will continue the same roofline form and design as the existing development.

Currently, the existing single-family home and deck has an overall height of approximately 20'-0". The proposed addition and extension of the existing southerly deck will increase the overall height to approximately 25'-5" for the single-family home. The proposed addition is sensitive to height, roofline, mass and scale of the existing one-story house, as well as the mass and scale of neighboring homes.

Relate Buildings to Existing Context: The proposed addition to the existing two-story single-family home will continue the same roofline form and design as the existing development. Currently the house is setback approximately 119'-0" from Sierra Place. The applicant's proposal, as depicted on the plans will provide an approximate setback of 109'-0" from Sierra Place. The proposed addition will have limited visibility from Sierra Place due to its generous front setback.

Scale and Proportion/Monumentality: The proposed house addition is comparable to the existing mass, scale and proportions. The addition to the existing house will change the existing overall height of the house from approximately 20'-0" to 25'-5".

Roof Forms: The hipped roof form for the house addition will match the existing conditions. The applicant's proposal will increase the slope of the existing roof, with a maximum slope of 6:12.

3. Building Design and Detailing – The applicant's proposal has been designed to be an extension of the existing Minimal Traditional style residence. The project's design and detailing are comprised of quality materials, colors and details, and will be internally consistent with the existing architecture and compatible with the design character of neighboring homes and with the intent of the Hillside Design Guidelines.

Windows and Doors –

- The addition will feature fiberglass, block frame, fixed and slider windows. The windows will be recessed and have wood frames and sills, as depicted on the plans submitted with this application. The new windows will be compatible with the window operation and installation typical of minimal traditional homes.

Finish Materials and Colors –

- Stucco – DEC 724 – Spanish White color
- Roof – Flat Shingle Tile – Rustic Madera Blend color
- Stone Veneer – El Dorado Stone - Golden Oak Ledge color
- Windows – Fiberglass, new and replacement – Rich Mocha color
- Fascia, sills and trim – Wood material – Rich Mocha Color

Paving Materials –

- The applicant is proposing to modify the existing concrete driveway by incorporating decorative material including interlocking paving stone and brick paving.

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 said decision to the Design Review Board 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 imperfections/incompleteness 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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **APRIL 9, 2015** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

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, **Vista Ezzati**, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Urban Design Studio Staff

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