

March 2, 2015

Eric D. Porter
3634 S. Muirfield Road
Los Angeles, CA 90016

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1423569
2315 Cascadia Drive**

Dear Mr. Porter,

On March 2, 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 1,057 square feet of floor area to an existing 2,493 square foot, two-story single family in the R1R Zone, Floor Area District II located at **2315 Cascadia 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. Incorporate the stone siding at the base of the columns along the north to provide continuity.
2. The new retaining wall that is proposed adjacent to the driveway must be constructed with decorative materials.
3. The new door that is proposed in the new family room on the main level must be partially glazed at the upper portion.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The subject property consists of five lots totaling 53,844 square feet and has double frontage along Cascadia and Ramsay Drive. The new 1,057 square foot addition with a new attached two car garage will be located on the flatter portion of the subject property and will face Ramsay Drive. Currently, the lots are developed with a 2,493 square-foot two-story single family home and an attached 410 square foot two-car garage. The applicant's proposal includes converting the existing attached garage space into floor area and building a new attached two car garage accessed from the existing driveway off of Ramsay Drive. The existing single family dwelling is setback approximately 46 feet from Ramsay Drive, and approximately 100 feet from Cascadia Drive. There is limited visibility of the subject property from Cascadia Drive due to the uphill slope of the lot. 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.

Mass and Scale – The proposed 1,057 square foot addition to the existing two-story single family home will continue the same roofline form and design as the existing development, and

will not change the existing height of 24'-0". The proposed addition is sensitive to height, roofline, mass and scale of the existing two-story house, as well as the mass and scale of neighboring homes.

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

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add approximately 1,057 square feet of floor area to an existing 2,493 square foot, two-story single family home. The subject property is comprised of five lots totaling 53,844 square feet. The proposed addition will include a façade remodel, conversion of the existing 410 square foot attached two car garage into floor area, and construction of a new attached 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 (FAR District II)

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: There are 23 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 city 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	Vacant Land
South	R1R-II	Single Family Dwelling
East	R1R-II	Vacant Land
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	10,537	7,650 – 18,460 sq. ft.	53,844 sq. ft.
Setback	30'-0"	15'-0" to 50'-0"	100'-0"-Cascadia-46'-0"-Ramsay
House size	2,145 sq. ft.	1,331 to 3,696 sq. ft.	4,030 sq. ft.
Floor Area Ratio	0.21	0.10 to 0.43	0.34
Number of stories	50% of homes are two-story	1 to 3-stories	2 story

1. Site Planning – The existing 2,493 sq. ft. two-story house is located on five lots totaling 53,844 sq. ft. and has double frontage along both Ramsay and Cascadia Drives. The existing attached two-car garage accessed from Ramsay Drive is 410 sq. ft. in size and is proposed to be converted into floor area. A new attached two-car garage is proposed with access remaining from Ramsay Drive, an undeveloped dirt road surrounded primarily by vacant lots. The 1,057 square foot addition will be located on the flatter portion of the subject property facing Ramsay Drive and setback a minimum of approximately 46 feet. The existing single family dwelling is setback approximately 100 feet from Cascadia Drive. Due to the uphill slope of the lot, there is limited visibility of the subject property. 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 1,057 square-foot addition with a new attached garage will be located on the flatter portion of the subject property facing Ramsay Drive. The existing attached garage will be converted into floor area and a new attached two-car garage is proposed with access remaining from Ramsay Drive.

Landscaping, Yards and Usable Open Space: Code requires a minimum of 40% landscaping. A total of 95% of the subject property will remain landscaped. The proposed addition will be on an existing concrete pad which will not alter or reduce existing landscaping on the site. The existing landscape will be maintained.

Garage Location and Driveways: The existing attached, two-car garage facing Ramsay Drive is consistent with the location of garages in the neighborhood. The applicant is proposing to construct a new attached two-car garage, with access to remain off of Ramsay Drive. The existing attached two-car garage is located on the northeast portion of the lot, and the new attached two-car garage is proposed to be located towards the northwest.

Site Walls: No changes to the site perimeter walls are proposed at this time. A new retaining wall with a maximum height of five feet is proposed adjacent to the existing driveway and, as conditioned, will be decorative.

2. Mass and Scale – The 1,057 square-foot addition including height, roof pitches, building mass and proportion are consistent with the existing two-story house. The proposed massing for the house is compatible with the existing development, neighboring properties, and is consistent with the Design Guidelines.

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 50'-0" from Ramsay Drive and 100'-0" from Cascadia Drive. The applicant's proposal, as depicted on the plans will provide an approximate 46'-0" setback from Ramsay Drive, and maintain the existing 100'-0" setback from Cascadia Drive. The proposed addition will have limited visibility from Cascadia Drive due to its generous front setback and its location facing Ramsay Drive, an undeveloped dirt road surrounded by vacant lots.

Scale and Proportion/Monumentality: The proposed house addition is comparable to the existing mass, scale and proportions. The addition to the existing house will not change the existing overall height of the house of 24'-0".

Roof Forms: The hipped roof form and slope for the house addition will match the existing conditions.

3. Design and Detailing –The applicant's proposal is designed as an extension of the existing Minimal Traditional style residence. The project will also include a façade remodel consistent with the existing minimal traditional style, which will provide a much needed improvement to the subject property, and will be the most significant change facing Cascadia Drive. The project's design and detailing are comprised of quality materials, details, and appropriate colors. The project, as proposed, will also be compatible with the design character of neighboring homes.

Windows and Doors –

- The addition will feature aluminum, nail-on, fixed and casement windows with clear glass. 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 – La Habra Stucco – Sandstone color
- Roof – Composition Shingle – Heather Blend color
- Stone Siding – Coronado Stone Style, Montana Ledge – Chablis color
- Windows – Aluminum windows, new and replacement – Chestnut Brown
- Fascia, sills and trim – Wood material; Dunn Edwards – Center Ridge color

Paving Materials –

- No changes are proposed to the existing hardscape and driveway in the street front setback.

1. **The addition as proposed would reduce the privacy of the neighbor to the east and additional landscaping should be planted along the property line to mitigate this concern.**

Based on staff's evaluation of the existing site and the proposal, the privacy of the easterly neighbor could be impacted by the new door in the proposed family room on the main level. The proposed family room would be a public living space with a door that faces the easterly neighbor's yard at a lower elevation than the subject property. A condition of approval has been added that will require this door to be only partially glazed to address this concern. The proposed addition is approximately 26'-0" from the interior property line with existing landscaping, including three (3) Oak trees, that serve as a buffer between the two neighbors. This existing situation allows for a natural screen for the subject property to the easterly neighbor.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, and 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 Planning Commission 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 **MARCH 17, 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

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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