

July 15, 2015

Applicant:
Franco Noravian
409 W. Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1513205
3642 Saint Elizabeth Road**

Dear Mr. Noravian,

On July 15, 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 proposing a total exterior façade remodel, the addition of a new 1,211 square-foot second story and the addition of 89 square feet at the first floor of the existing 1,899 square-foot single-family house with an attached 410 square-foot garage located on a 10,820 square-foot lot in the R1R Restricted Residential Zone, Floor Area Ratio District III located at **3642 Saint Elizabeth Road**.

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. That the material on the existing planter and/or retaining wall at the front of the property be modified to complement the proposed materials on the house, e.g., cultured stone veneer.
2. That all downspouts/gutters be clearly depicted on the elevation drawings.
3. That an appropriate designated trash storage area be shown on the site plan.
4. That an appropriate designated area for the mechanical equipment be shown on the site plan.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The existing building footprint will remain.
- The existing front setback on the first floor will remain at 17'-9" to the existing garage.
- The new addition on the first and second floors will be set back approximately 30'-0" from the front property line facing the street.
- The new second floor will be set back from the sides of the house and respect adjoining properties.
- The existing landscaping and walkways will remain.
- The existing oak tree located along the east side of the property will remain. The addition will respect the roots and canopy of the oak tree. The second story addition is set back further from the east side of the property in order to respect the existing canopy of the oak tree.
- The existing garage and driveway will remain unchanged.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The 89 square-foot addition on the first floor and the new 1,211 square-foot second story addition will be located approximately 30 feet from the front of the property along Saint Elizabeth Road.
- The mass of the second floor will be appropriately set back away from the front of the house and the street.
- The overall height of the building will be 26'-7". The maximum allowed is 32 feet for this zone.
- The roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The facades are appropriately articulated through setbacks on the first floor and further setback on the new second floor at the front and the sides.
- The sides of house on the second floor are appropriately setback especially along the west side. The new balcony on the second floor along the west side proves an appropriate break in the façade, thereby articulating the long horizontal wall.
- The proposed combination of materials, e.g., smooth stucco and ledge stone veneer, appropriately articulates the façade and reduces the perceived mass of an otherwise plain stucco wall.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed smooth, steel trowled stucco and "Bone White" color is appropriate.
- The proposed fenestration will be aluminum clad, dark brown accent color to match the fascia color.
- The windows will include a precast concrete sill underneath.

- New composition shingle roof material/brown is appropriate.
- New cultured stone veneer on the base and front entry surround complements the architecture and materials on the house.

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, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

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 **July 30, 2015**, 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, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Interim Director of Community Development


Urban Design/Studio Staff

PL:KA:MLT

**City of Glendale
Community Development Department
Design Review Staff Report – Single Family**

Meeting/Decision Date: July 14, 2015	Address: 3642 Saint Elizabeth Road
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5660004008
Case Number: PDR 1513205	Applicant: Franco Noravian
Prepared By: Milca Toledo	Owner: Armen Manssourian and Ilin Magran

Project Summary

The project includes a total exterior façade remodel, the addition of a new 1,211 square-foot second story and the addition of 89 square feet at the first floor of the existing 1,899 square-foot single-family house with an attached 410 square-foot garage located on a 10,820 square-foot lot.

The proposed work includes:

- Construct a new 1,211 square-foot second story addition
- Construct 89 square-foot floor area addition on the first floor at the front entry
- New stucco (steel trowled smooth plaster-bone white color)
- New windows (aluminum clad-dark brown color)
- New roof material for the entry house (composition shingle-brown color)
- New accent stone at the base and front entry of the house

Existing Property/Background

The property is currently developed with a one story, 1,899 square-foot single-family house with an attached 410 square-foot garage. The lot has an irregular shape. The topography consists of moderate sloping terrain at the front and steep uphill sloping terrain at the rear. However, the house is situated on a relatively flat pad with the exception of some areas where it steps down. The house is located slightly higher than the street and steps down towards the rear of the house. The proposed changes to the house include a complete exterior remodel including new stucco, windows, roofing material and cladding. The proposed addition consists of the construction of a new 1,211 square-foot second story and an 89 square-foot addition on the existing first floor at the front entry. The new second story will be set back from the existing building wall at the front approximately 16 feet from the front of the garage. In addition, the second floor will be set back from the first floor along the sides of the house. No changes are proposed to the existing landscaping, garage or driveway. Approximately 58 percent of the site is landscaped with visible planting areas located in the street-front yard facing Saint Elizabeth Road, at the rear and sides of the property.

An existing oak tree is located on the upslope portion of the property at the east side. This oak tree will be preserved. The project, as proposed, will not impact the oak tree root zone, which is located behind an approximate four-foot high retaining wall, upslope from the house.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1RFAR District: III

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

- None
- Other:

CEQA Status:

- The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines.
- The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines.
- Other:

Site Slope and Grading

- None proposed
- Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- 1500 cubic yards or greater of earth movement:
- 50% or greater current average slope:

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	12,599 sq.ft.	7,920 sq.ft to 27,260 sq.ft.	10,820 sq.ft.
Setback	13 ft.	12 ft. to 60 ft.	17'-9"
House size	1,996 sq.ft.	1,624 sq.ft. to 3,823 sq.ft.	3,199 sq.ft.
Floor Area Ratio	0.16	0.08 to 0.43	0.30
Number of stories	1 and 2 stories	1 and 2 stories	2 stories

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

- yes n/a no

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Equipment location and screening

Garage Location and Driveway

- yes n/a no

If "no" select from below and explain:

- Predominant pattern on block
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Landscape Design

yes n/a no

If "no" select from below and explain:

- Complementary to building design
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

Walls and Fences

yes n/a no

If "no" select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located

The existing brick wall at the front of the property should be modified to a material other than brick that is compatible with the proposed stone on the house remodel. The height of the retaining wall shall comply with the maximum allowed in compliance with the Zoning Code.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The existing building footprint will remain.
- The existing front setback on the first floor will remain at 17'-9" to the existing garage.
- The new addition on the first and second floors will be set back approximately 30'-0" from the front property line facing the street.
- The new second floor will be set back from the sides of the house and respect adjoining properties.
- The existing landscaping and walkways will remain.
- The existing oak tree located along the east side of the property will remain. The addition will respect the roots and canopy of the oak tree. The second story addition is set back further from the east side of the property in order to respect the existing canopy of the oak tree.
- The existing garage and driveway will remain unchanged.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

- Appropriate proportions and transitions
- Relates to predominant pattern
- Impact of larger building minimized

Building Relates to Existing Topography

yes n/a no

If "no" select from below and explain:

- Form and profile follow topography

If "no" select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

Windows

yes n/a no

If "no" select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate
- Articulation appropriate to style

Privacy

yes n/a no

If "no" select from below and explain:

- Consideration of views from "public" rooms and balconies/decks
- Avoid windows facing adjacent windows

Finish Materials and Color

yes n/a no

If "no" select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors used in hillside areas

Paving Materials

yes n/a no

If "no" select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

Equipment, Trash, and Drainage

yes n/a **no**

If "no" select from below and explain:

- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades
- Downspouts appropriately located

Downspouts, mechanical equipment and trash area are not clearly depicted on the elevation plans. A condition will be added to ensure that these items are clearly identified and located in an appropriate location on the site.

Ancillary Structures

yes n/a no

If "no" select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed smooth, steel trowled stucco and "Bone White" color is appropriate.
- The proposed fenestration will be aluminum clad, dark brown accent color to match the fascia color.
- The windows will include a precast concrete sill underneath.
- New composition shingle roof material/brown is appropriate.
- New cultured stone veneer on the base and front entry surround complements the architecture and materials on the house.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. That the material on the existing planter and/or retaining wall at the front of the property be modified to complement the proposed materials on the house, e.g., cultured stone veneer.
2. That all downspouts/gutters be clearly depicted on the elevation drawings.
3. That an appropriate designated trash storage area be shown on the site plan.
4. That an appropriate designated area for the mechanical equipment be shown on the site plan.

Attachments

1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Reduced Plans