

August 31, 2015

Hamlet Zohrabians
3467 Ocean View Blvd., Suite B
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1506199
1925 Erin Way**

Dear Mr. Zohrabians,

On August 31, 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 construct a covered pavilion containing outdoor living and dining rooms, a bar/BBQ and a pool bath, extension of an existing deck and a new swimming pool (the existing swimming pool will be demolished) on the site of an existing single-family residence in the R1R Zone, Floor Area District III, located at **1925 Erin Way**. The staff report is attached.

CONDITIONS OF APPROVAL:

1. Drought-tolerant landscaping and irrigation shall be installed at the base of the retaining wall to screen and minimize the visual impact of this wall as viewed from below the subject property.

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 proposed project does not alter the site planning of the lot significantly and is consistent with the existing neighborhood pattern.
- While the expanded deck and pool cantilever over the existing topography of the site, no development is located immediately to the south, negating aesthetic and privacy concerns.
- As a condition of approval, drought-tolerant landscaping and irrigation shall be installed below the retaining wall to lessen the visual impact of this wall.

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 cabana and pool will be located on an already graded portion of the site.
- The cabana is 14 feet high in a neighborhood containing all two-story homes.

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:

- Colors and materials of the cabana match the existing house.

Response to Community Input Received During Comment Period

There were no comments received from the community during the comment period.

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, Roger Kiesel, at 818-937-8152 or via email at rkiesel@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 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 **September 15, 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, **Roger Kiesel**, 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, Roger Kiesel, for stamp and signature prior to submitting for Building plan check. Please contact Roger Kiesel directly at 818-937-8152 or via email at RKiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

RK:rk

Attach: staff report

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

Meeting/Decision Date: August 28, 2015	Address: 1925 Erin Way
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5659-028-021
Case Number: 1506199	Applicant: Hamlet Zohrabians
Prepared By: Roger Kiesel	Owner: Vahram Antonyan

Project Summary

The applicant is requesting approval to allow the construction of a covered cabana containing outdoor living and dining rooms, a bar/BBQ and a pool bath, extension of an existing deck and a new swimming pool (the existing swimming pool will be demolished to enable construction of the cabana). The existing single-family residence with attached three-car garage will not be altered as a result of the project. The proposed work includes:

- Constructing a covered cabana.
- Extending an existing deck.
- Constructing a new swimming pool.
- Demolishing the existing swimming pool.

Existing Property/Background

The existing property includes a single-family residence with an attached three-car garage and a swimming pool.

Staff Recommendation

Approve Approve with Conditions Return for Redesign Deny

Last Date Reviewed / Decision

First time submittal for final review.
 Other:

Zone: R1R FAR 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	5,261 sq.ft.	3,710 sq.ft. - 38,459sq.ft.	5,800 sq.ft.
Setback	16 ft.	7 ft. - 25ft.	14.5 ft.
House size	1,179 sq.ft.	400 sq.ft. - 1,702 sq.ft.	1,860 sq.ft.
Floor Area Ratio	22%	8% - 51%	32%
Number of stories	1	1	1

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

The roof of the pool cabana connects to the existing residence and this structure is set back six feet from the interior property lines. The proposed fireplace in the cabana encroaches into the setback two feet and is a permitted projection. Along the southern developed portion of the site, the proposed deck extension and pool cantilever over the site's topography approximately 11 feet in height. No development is located immediate south of the subject site, alleviating potential privacy and aesthetic concerns.

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

A landscape planter is being expanded adjacent to the south side of the existing residence and includes drought-tolerant planting. Drought-tolerant landscaping and an irrigation system shall be installed at the base of the retaining wall to screen and minimize the visual impact as viewed from below the subject property.

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

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 proposed project does not alter the site planning of the lot significantly and is consistent with the existing neighborhood pattern.
- While the expanded deck and pool cantilever over the existing topography of the site, no development is located immediately to the south, negating aesthetic and privacy concerns.
- As a condition of approval, drought-tolerant landscaping and irrigation shall be installed below the retaining wall to lessen the visual impact of this wall.

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

The proposed cabana is one story and 14 feet in height. Development in this area includes all two story homes.

Building Relates to Existing Topography

yes **n/a** **no**

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

The area of the lot proposed for the cabana is already graded and currently contains a pool. A new pool will be located to the south of the proposed cabana. While the deck and pool cantilever over the existing site topography, no development is located immediately to the south, negating aesthetic and privacy concerns.

Consistent Architectural Concept

yes **n/a** **no**

If "no" select from below and explain:

Concept governs massing and height

Scale and Proportion

yes **n/a** **no**

If "no" select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Roof Forms

yes n/a no

If "no" select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

Determination of Compatibility: 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 cabana and pool will be located on an already graded portion of the site.
- The cabana is 14 feet high in a neighborhood containing all two-story homes.

Design and Detailing

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

Overall Design and Detailing

yes n/a no

Entryway

yes n/a no

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

The proposed window in the pool bath will match the windows on the existing residence.

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

An existing deck is proposed to be expanded to the south. Privacy should not be a concern due to the topography of the surrounding area and the lack of development to the immediate south of the subject site.

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

The material proposed for the cabana will match that of the existing residence.

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

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

The cabana will be faced with stucco and contain a tile roof. These materials are consistent with the materials used on the existing single-family residence.

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:

- Colors and materials of the cabana match the existing house.

Hillside Development Review Policy

Section 30.11.040 (A) of the Glendale Municipal Code requires every discretionary decision related to the development in the ROS and R1R zones to consider certain findings when evaluating a proposed project. The findings include the following:

- Development shall be compatible with the surrounding neighborhood in terms of site layout.
 - The site layout does not change significantly as a result of the project. No changes to the existing residence, including the garage or driveway configuration are proposed. The project

- proposes additional development in the rear yard, including a cabana, extension of an existing deck and a new pool (the existing pool will be filled to enable development of the cabana).
- Site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alterations of terrain necessary for development.
 - The existing site was graded to enable construction of the existing single-family house on a flat pad. The deck extension and pool cantilever over the terrain south of the existing pad where the site slopes steeply but no alteration to the topography of the site is proposed.
 - Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.
 - The northern portion of the site was graded to provide a flat pad for development of the single-family house. The southern portion of the site has a manufactured slope which slopes steeply down hill. The deck extension and pool cantilever over this area but due to the topography of the subject site and surrounding area and the location of the existing houses, visual impact will be minimal.
 - Development shall be compatible with the surrounding neighborhood in terms of size, scale, mass/bulk, roofline orientation and setbacks.
 - No changes are proposed to the existing residence. The proposed cabana will be one-story in a neighborhood containing all two-story houses. The 6-foot interior setback is consistent with the existing residence and that of the houses in the neighborhood.
 - The architectural style and architectural elements of infill development shall be compatible with the surrounding neighborhood.
 - The materials proposed on the cabana are consistent with the existing single-family residence. Walls will be faced with stucco and the roofing is a flat tile.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval with conditions** of the project.

1. Drought-tolerant landscaping and irrigation shall be installed at the base of the retaining wall to screen and minimize the visual impact of this wall as viewed from below the subject property.

Attachments

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