



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** May 13, 2021      **DRB Case No.** PDR2101413

**Address** 3651 Roselawn Ave.

**Applicant** Nareg Khodadadi

### Project Summary:

To construct a new two-story, 2,200 SF single-family residence with an attached 430 SF garage on a vacant approximately 6,160 SF lot located in the R1-II (Low Density Residential, Floor Area Ratio II) zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas			X			
Simonian					X	
Smith	X		X			
Tchaghayan		X	X			
Welch			X			
Totals			4	0		
<b>DRB Decision</b>	Approved with Conditions					

### Conditions:

1. Show all existing and/or proposed new perimeter walls/fences on the site plan. Use a natural material fencing (not vinyl) in a color compatible with or matching the proposed building color.
2. Comply with the City's Urban Forestry requirement for the removal of the existing street tree per their memo dated 8-20-2020 and updated 4-19-2021.
3. Submit a cut sheet for the front entry and garage doors for staff review and approval.
4. Replace the sliding window on the south side on the ground level closest to the front of the house with a hung or awning type window.
5. Replace the vinyl clad exterior finish with high quality fiber cement (Hardie), or similar wood-like product.
6. Revise the color palette, and use warm natural, earth-toned colors to blend with the environment, and complement the site, design, and the neighborhood. Consider

- applying a darker color on the ground floor with a lighter shade of the same color on the upper floor.
7. Submit a cut-sheet for the driveway pavers and walkway leading to the front entry for staff review and approval.
  8. If possible, move the proposed structure approximately one-foot closer to the public street.
  9. Better integrate the garage door into the building form and front façade by using the board and batten material and pattern to match the siding.
  10. Use a dark color-coated chain link fencing material where required along the flood control channel. If a railing is required and/or provided along the bridged portion of the driveway and can be extended to also edge the flood control channel in lieu of chain link fencing, provide a railing design and material for staff review.
  11. If property line fencing allows visibility of HVAC units, provide screening using a natural material and color matching the main structure.
  12. Preserve and relocate the historic street light to align with the existing street pattern (approximately 12-feet from its current location) subject to Public Works and GWP review.

### **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 street front setback of 71'-11" to the house is appropriate given the site conditions and constraints associated with the existing flood channel spanning across the front of the property. An attached garage facing the front of the property is proposed. Its location is appropriate given that the neighborhood features both attached and detached garages. While the garage is attached to the house, placement of the house and garage significantly away from the street is appropriate to the site and will not conflict with adjacent properties nor the neighborhood pattern.
- The six-foot interior setback provided for the house is appropriate and consistent with Zoning Code regulations for a new house in the R1 zone. The second floor is setback from the ground floor, which is appropriate to the site, adjacent properties, and the neighborhood. As conditioned, if possible, move the proposed structure approximately one-foot closer to the public street.
- The project features a new 10-foot wide concrete driveway on the north side of the property accessed from Roselawn Avenue. The new driveway will bridge the front and rear portion of the lot over the existing culvert leading to the new garage, and will require approval from the Los Angeles County Flood Control. The driveway location is appropriate given the location of the existing culvert/over bridge on the north side of the site.
- The proposed landscape planter located parallel and adjacent to the driveway on the north side is appropriate and provides a buffer between the two properties.
- The proposed relocation of the existing street lamp will need to be reviewed and approved by the City's Public Works Department and Glendale Water and Power – Street Lighting Section. As conditioned, preserve and relocate the historic street light to align with the existing street pattern (approximately 12-feet from its current location) subject to Public Works and GWP review. In addition, the project will be required to

comply with the City's Urban Forestry requirement for the removal of the existing street tree per their memo dated 8-20-2020 and updated 4-19-2021.

- The new balcony on the second floor facing the street is appropriately setback from the street front and the neighboring property on the south side. The new location of the balcony on the house is appropriate and does not compromise the privacy of adjoining properties.
- The lot will be appropriately landscaped given the existing site constrains. The front portion of the lot features a new oak tree, and plants, shrubs and ground cover are proposed at the front and rear of the lot. The existing pine trees along the south side, adjacent to the flood control channel will remain, and appropriately buffer the new house from the neighboring property.
- As conditioned, all existing and new perimeter walls/fences on site plan will complement site, the new house, and neighboring properties, and a dark color-coated chain link fencing material will be used, where required, along the flood control channel. If a railing is required and/or provided along the bridged portion of the driveway and can be extended to also edge the flood control channel in lieu of chain link fencing, provide a railing design and material for staff review.
- As conditioned, if property line fencing allows visibility of HVAC units, screening shall be provided using a natural material and color matching the main structure.

#### **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 proposed size, scale, and proportions of the new building are modest and do not have a monumental appearance especially as viewed from the street, and relate well to adjacent and other homes in the neighborhood. This was accomplished by placing the new two-story home significantly away from the street, recessing the second floor from the ground level, and thoughtfully articulating the building facades and roof forms in an effort to mitigate perceived building mass as viewed from the street and surrounding properties. Overall, the proposed two-story with an overall building height of 25'-5" relates well to other homes in the neighborhood.
- The pitched roof design is appropriate given the style of the house. The roof design features thoughtful forms and breaks, which mitigates the appearance of a bulky building mass.
- The facades are appropriately articulated through setbacks at the street front and sides of the building, stepping back the second floor from the ground level, breaks in plane, roof forms, balcony, use of fenestration, and architectural details including combination of cladding materials. The building's proper use of design elements appropriately articulates the building and helps visually fit the new home into the surrounding neighborhood context.
- The building's forms and transitions relate well to the existing topography and overall site context.

#### **Determination of Compatibility: Design and Detailing**

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

- The immediate neighborhood along Roselawn Avenue features single-family dwellings in a variety of styles. The new home features contemporary style with traditional details, which thoughtfully complements the site and the neighborhood.
- The asymmetrical front façade with vertical siding on the ground level and shake cladding on the second floor provides interest, clearly distinguishes the two floors, and reads as two separate volumes. In order to better enhance the design and the property, higher quality material should be used on the house instead of vinyl clad walls. As conditioned, vinyl cladding on the building should be replaced with high quality material such as fiber cement board cladding or similar wood-like material to enhance the site, overall design, and the neighborhood.
- As conditioned, better integrate the garage door into the building form and front façade by using the board and batten material and pattern to match the siding.
- As conditioned, revise the color palette, and use warm natural, earth-toned colors to blend with the environment, and complement the site, design, and the neighborhood. Consider applying a darker color on the ground floor with a lighter shade of the same color on the upper floor.
- The front entry is well integrated into the overall building design, open and visible to the street. It is not monumental in scale or character as suggested in the North Glendale Community Plan and the Guidelines.
- Windows will be constructed of fiberglass nail-on with a black color finish. Their operation consists of a mix of casement, fixed, and hung windows with a recessed placement, and a wood sill underneath. The windows are appropriate to the style of the house in terms of their material and overall appearance. However, sliding window at visible locations on the side of the house should be eliminated. A condition is included to replace the sliding window on the ground level on the south side closest to the front with hung or awning type window.
- The second floor balcony is appropriately located on the building, and away from adjacent development. It overlooks the front portion of the lot and the existing flood control channel, and respects the privacy of adjacent development.
- The new driveway material consists of permeable pavers designed to complement the site and the neighborhood. As conditioned, a cut-sheet for the driveway pavers and walkway leading to the front entry shall be submitted for staff review.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.