



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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July 21, 2021

Sipan Nazaryan
705 Balboa Ave.
Glendale, CA 91206

**RE: Design Review Case No. PDR 2011837
326 Kempton Road**

Dear Mr. Nazaryan:

On July 21, 2021 the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **CONDITIONALLY APPROVED** your design review application proposing an interior and exterior remodel and 175 SF floor area addition to an existing two-story, 2,586 SF single-family house (built circa 1975). The addition involves converting and enclosing 120 square feet of the front covered porch and breezeway into floor area and expanding the existing kitchen at the rear (first/lower floor) by 55 square feet; the total combined floor area with the addition will be 2,761 SF. Additionally, the project proposes to remove and replace the existing 2,586 SF deck at the rear with a new 443 SF concrete deck and glass guardrail, a new swimming pool is proposed on a flatter portion of the lot behind the house, and new retaining walls are proposed at the rear of the house located on a 6,672 SF lot, zoned R1R-II (Restricted Residential, Floor Area Ratio District II)

On December 23, 2019, the Planning Hearing Officer granted with conditions Variance Case No. PVAR 1917961 to allow floor area expansion to the existing house while not providing the required front setback and exceed the maximum allowed floor area ratio.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. All fascia, bargeboard, and trim elements shall closely match the dimensions and exposures of the existing elements. If the Allura product line specified in the drawings cannot accomplish this, specify another product such as "Hardie

TrimBoard 5/4 Smooth” to provide one-inch board thickness. Do not specify any faux woodgrain elements.

2. Retain the two existing light fixtures currently at the front entry and reinstall them at appropriate locations at the remodeled entry subject to staff review and approval.
3. Retain and reinstall the three can light fixtures at the large, multi-light front window in their current locations.
4. Provide specifications for the new colored glass units proposed to replace the existing colored plastic panels at the large, multi-light window at the front façade and the sidelight adjacent to the front door, including the glass colors, subject to staff review and approval.
5. Submit details of all junctions where different materials intersect, including corner details where materials turn the corners for staff review and approval prior to plan check submittal.
6. Reuse the existing garage door if feasible. If not, provide detail elevation and material information about the proposed door, which should closely match the appearance of the existing door. Revise the door schedule on Sheet A-1.2 accordingly.
7. Indicate pre-finished gutters and downs spouts on the elevations with a color specified to match the proposed building wall color.
8. Relocate the trash area to a different area on the lot outside the setback area and screened from public view.
9. Accurately key/label the material for the retaining walls on the elevation which corresponds to the legend and the material board.

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 addition at the front of the house proposing to enclose the covered entry porch and breezeway, and the expansion of the kitchen at the rear are appropriate to the house and will not significantly alter the existing building footprint and will remain within the existing roof line.
- The addition at the front of the house is subject to the variance granted for the property to allow a six-foot front setback for the addition. As proposed, the six-foot front setback is in keeping with the variance originally approved for this house as well as the other homes in the neighborhood originally developed close to the street with minimal front setbacks.
- The proposed 443 SF deck at the rear with an overall height of 7’-6” to the top of the railing integrates with the existing building footprint. The new deck is significantly reduced in size compared to the existing deck. The new stucco wall (non-retaining) proposed underneath the deck will serve to screen the existing piers and underfloor area while appropriately integrating with the house.

- The two five-foot high retaining walls proposed at the rear of the house are integrated with the site's topography and the house. Each wall will have a maximum exposed height of 5 feet, constructed with split face block (Angelus "Harvest") appropriately integrating with the natural hillside as recommended by the Hillside Design Guidelines and required by the Zoning Code. The primary wall (115 ft. long) will run essentially parallel with the house, and a secondary wall (24 ft. long) is proposed to be located five feet from the primary wall with a 2:1 slope and landscape between the walls. According to the project engineer (refer to memo from the Structural Engineer dated 7/28/2020 - Exhibit 4 in the staff report), the retaining walls should be constructed downhill from the foundations behind the residence to help stabilize the soil and maintain the lateral resistance that the soil provides. No changes are proposed to existing perimeter walls.
- The proposed infinity swimming pool is located on a flat portion of the lot. Its size (17 feet wide by 26 feet long) and location on the site is appropriate given the site's irregularity and topography. The pool includes a three-foot wide catch basin on its south side and a low retaining wall on the southwest corner (setback five feet from the pool) downhill portion of the lot.
- The proposed landscape design consists of drought tolerant plants. New landscaping is proposed between and at the base of the retaining walls in order to soften their view from the street below and neighboring properties. There is an existing protected oak, which will remain, located towards the lower portion of the hillside lot. The applicant/owner is required to obtain the City's Urban Forestry approval/permit and comply with protection measures as required by the City's Urban Forestry.
- No changes are proposed to the existing attached garage and driveway location.

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 massing and scale of the house will be largely unchanged.
- The new deck and pool will have a smaller footprint than the existing deck, reducing the overall massing, with the pool's retaining basin being 8 feet further from the adjoining property line than the tall projecting portion of the existing deck. The clear glass railing also helps reduce the perceived mass of the deck.
- The existing volumes and façade articulation will be retained and the new cladding materials will be applied to the building forms in the same locations as the existing (e.g. new shingles in location of existing shingles).
- Landscaping is proposed to soften the perceived mass and scale of exposed retaining walls at the rear.

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 exterior remodel is consistent with modern design of the house and other houses in the area. The new cladding will meet all building code requirements in this high fire-risk area. The existing building forms will largely remain, including the large window facing the street (existing plastic panels will be replaced with glass). The wood shingle siding will be replaced by new fiber cement shake siding (Allura, random square straight edge with autumn red color) to provide similar texture and shadowing as the existing wood shakes.
- The proposed cladding materials and colors appropriately maintain the overall appearance of the existing house. These include: fiber cement shake siding at all areas currently clad with shingles, fiber cement board siding for the fascia as well as all areas that currently feature vertical wood siding, and ceramic tile (by Heath) at the front entry similar to the existing.
- The design of the proposed addition at the front and the rear of the house appropriately integrates with the existing house in the use of materials and overall appearance. The splayed jambs at either side of the entry will recall the angled walls of the formerly recessed entry.
- Existing features on the house will remain, including the large multi-light front window, which will be fitted with glass panels rather than the existing plastic. A condition is added to provide staff with additional information about the glass and the proposed colors.
- The original front entry door will be reused and the new Heath tile will recall the texture and appearance of the existing tile. A condition is added to provide staff with additional information about the glass at the sidelight. Overall the front entry design is modest, inviting and complements the style of the house and the neighborhood.
- Aluminum sliding and fixed windows with a black finish are proposed throughout. The existing edge detail will be flush with the existing wall material and match the existing. The windows are appropriate to the building's style and the neighborhood in terms of their material, operation and overall appearance.
- The rear deck is appropriately integrated to the building design and the neighborhood. The deck features glass railings and a stucco wall underneath to screen the underfloor area. Its location, size and design are appropriate because it is setback from neighboring properties and respects their privacy. In addition, existing and proposed landscaping throughout consists of a variety of species that can provide an adequate buffer and privacy from adjacent properties.
- The proposed landscape palette and design are appropriate and complements the style of the house and the neighborhood. The landscape plan includes new and existing hillside vegetation to remain including an oak tree at the rear of the lot. New shrubs are proposed between and at the base of the retaining walls which appropriately integrates with the site plan, house, deck and walls.
- The existing sloping roof design will not change as a result of the addition since the additions to the front and rear will be located within the existing roof line. The

existing composition shingle roofing will be replaced in kind, complementing the design of 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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

On January 27, 2021, the case planner received an email from the Glendale Historical Society (TGHS Letter) concerned about potential negative impacts the initial proposal might have had on a potential historic resource. In response, the owner and designer have submitted a revised proposal, dated May 20, 2021 that staff believes, as modified by the conditions required as part of this approval, will avoid most of the impacts identified by TGHS while also meeting the project goal of enhancing safety and meeting Building Code/Fire requirements.

The biggest change between the two proposals is in the choice of cladding material. Originally, metal siding was proposed to replace the existing wood shingles and trim, and a standing-seam metal roof would have replaced the existing asphalt shingles. The revised proposal calls for cementitious shingle siding and flat board trim, and new asphalt shingle roofing. The existing wood siding on the house is very deteriorated, with the dry wood shingles and trim boards exhibiting cracking, cupping, torquing, and opened joints. The design team researched a variety of cladding alternatives, including treated wood products, and consulted with Fire Engineering staff, and concluded that cementitious materials could best balance the safety and aesthetic goals of the revised design.

The TGHS Letter identifies a number of the property's character-defining features. While wood is a key feature of Shed-style buildings from the 1970s and a characteristic feature of the house, it is a given that this material will not return. The specified materials will appropriately recall the appearance of the wood, though it is acknowledged that the warmth and tonality of the existing natural wood will be lost. The monochromatic color palette will, however, be maintained, with a uniform reddish-brown finish proposed for all cladding and trim. All of the applicable features associated with the Late Modern style (of which the Shed style can be considered a subset) identified in the letter will remain intact, including the bold geometric volumes, large expanses of unrelieved wall surfaces, uniform use of cladding materials, and lack of applied ornament. Finally, most of the property-specific features identified in the letter will also remain, including: "the unique two winged, multi-bay massing, the saw-toothed and

multi-planed, low sloping roof forms, framed bays and...multi-story arrangement on the hillside;" the asymmetrical "extended focal window;" and the angled garage wing.

Aside from the cladding, the most significant change is at the entryway, where a small addition will infill most of the formerly-recessed entry porch in order to accommodate a revised floor plan. This change was previously approved under a variance granted by the Planning Hearing Officer on December 23, 2019. TGHS did not object to this addition at that time, nor did any other member of the public, and the City cannot renege on this approval. The property owner's design revisions, along with work required in this approval letter, do address some of the concerns raised in the TGHS Letter about this area. The marble cladding originally proposed at the front entry has been deleted. Period-appropriate glazed ceramic tiles, produced by Heath Ceramics, will clad the walls at each side of the entry door to recall the texture, colorfulness, and general appearance of the existing tile. The owner also proposes to reinstall the existing front door and a condition applied to this approval requires that the new sidelight be glazed with new colored glass (in lieu of the existing plastic panel). Another condition calls for salvaging the existing light fixtures at the front façade; the two fixtures at the entry will be relocated at the reconfigured entry and the three lights at the large multi-light window will be reinstalled in their existing locations. Two errors in the TGHS Letter must be noted: the existing fascia and barge boards are not tapered or canted and their existing vertical orientation will be replicated; and the multi-colored panels in the large window and front sidelight are not glass, but rather plastic and their replacement with colored glass units is included in this approval.

Staff believes that the project, as revised and conditioned, will meet the goal expressed at the end of the TGHS letter that "it should be possible for the property owner to achieve many of their project goals while recognizing the significance of the architect's work."

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 and fees will be provided by the Community Development Department (CDD) staff upon request by calling (818) 548-2140.

The completed appeal form must be filed with the prescribed fee prior to the expiration of the 15-day period, on or before **August 5, 2021**.

In order for any appeal to be considered timely, **the appeal must be postmarked by the August 5, 2021 deadline (mailed to Community Development Department – Planning Division, Attention Milca Toledo, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner, Milca Toledo, at MiToledo@glendaleca.gov prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

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
Director of Community Development



Urban Design Studio Staff
PE:JP:MLT