



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

January 14, 2022 <i>Decision Date</i>	2931 Oakendale Place <i>Address</i>
Administrative Design Review (ADR) <i>Review Type</i>	5617-004-028 <i>APN</i>
PDR2101059 <i>Case Number</i>	Mike Geragos <i>Applicant</i>
Dennis Joe, Senior Planner <i>Case Planner</i>	Bruce Haggerty <i>Owner</i>

Project Summary

The applicant is proposing construct a new 425 square-foot, attached garage at the front and legalize a 373 square-foot addition at the rear of the existing 1,652 square-foot, one-story, single-family residence (built in 1946) on a 8,650 lot, located in the R1 II (Low Density Residential Zone), Floor Area District II.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the addition will not result in an increase of more than 50% of the floor area of the building.

Existing Property/Background

The subject parcel is an 8,650 square-foot interior lot, located mid-block and on the north side of the street, zoned R1, Floor Area District II. The lot is relatively flat and rectangular in shape. The property was developed in 1946/1947 with a one-story single family residence. On April 4, 1990, the Zoning Administrator granted a setback variance (8626-S) to maintain an existing semi-covered carport and arbor structure located within the street front setback and interior setback area, and to construct a 460 square-foot second story addition. While Building & Safety Division records indicate that a permit for the carport was issued in 1991, the carport is currently absent and was likely demolished. At present, the subject dwelling is a single story dwelling.

There are a total of four oak trees on or within 20-feet of the property. The applicant has included mitigation measures by the Urban Forester on the plans and is required approval of an Indigenous Tree Ordinance (ITO) permit prior to construction.

The project was reviewed by the City's historic preservation planner. It was found to not be eligible for historic designation at the local, state, or federal level because of alterations

to the roof, which was identified raised illegally sometime around 1991 and was permitted soon after. It is therefore not considered a historic resource under CEQA.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: II

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.

Site Slope and Grading

None proposed.

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	8,327 sq. ft.	2,990 sq. ft. - 24,390 sq. ft.	8,654 sq. ft.
Setback	25 ft	25 ft – 25 ft	25 ft
House size	1,616 sq. ft.	818 sq. ft.– 2,792 sq. ft.	2,025 sq. ft.
Floor Area Ratio	.20	0.11 – 0.42	0.23
Number of stories	primarily 1 story	1 and 2 story	1 story

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

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

The proposed two-car garage will be constructed at front of the building and accessed via the existing concrete driveway via Oakendale Place. The overall site planning for the new garage is consistent with predominant of the immediate neighborhood, as the block is developed with a mix of street facing garages and detached garages at the rear. It will have the same setback as the street-facing garage of the adjoining property.

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

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 site planning of the project will generally follow the shape of the lot and does not significantly alter the site planning of the lot.
- The proposed additions will have code compliant setbacks and are in keeping with the setbacks of adjoining and nearby properties.
- The additions will not change the street front setback pattern of the neighborhood. The surrounding neighborhood features a combination of attached and detached garages. The new two-car garage will be constructed at the front of the existing dwelling and oriented towards Oakendale Place.
- The new garage will be in close proximity to the oak tree located on the property, but appropriate protection measures have been conditioned by the Urban Forester to be taken during construction to minimize any detrimental effects.

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
- Alteration of existing land form minimized
- Retaining walls terrace with slope

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 overall massing of the project will be compatible with nearby dwellings in terms of mass and scale. The one-story additions will not project above the existing height of the building (approximately 16 feet) and will not alter the massing of the house viewed from Oakendale Place. The height for the proposed attached two-car garage and rear addition will be approximately 14 feet and 10 feet, respectively.
- The house relates well to the context of the neighborhood, where the majority of the homes are single story. The proposed garage creates additional modulations to the east and west elevations, and is consistent with the overall character of the house.
- The garage is configured with a gable roof and the rear addition requested to be legalized is designed with a shed roof. The roof designs are appropriate to the style of the building.

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**

If "no" select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

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

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

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

Lighting, Equipment, Trash, and Drainage

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

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

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 new windows at the new garage and rear addition will be configured with a mix of casement and fixed hung operations, external grids and constructed with a recessed (block frame) placement into the walls. The new windows will be constructed of fiberglass and will include two-over-four exterior grid pattern to match the existing windows and the aesthetic of the existing dwelling. In lieu of the Hardie trim faux sills, identified on detail 2 of Sheet A-2, a condition is provided to have wood sloped sills at the new windows to match the existing windows on the building
 - The drawings do not demonstrate locations for exterior wall lighting and gutters/downspouts. However, staff recommends a condition of approval requiring that prior to submittal to Building & Safety plan check submittal, the applicant is to specify locations for the downspouts, and design of the wall lighting (if any).
 - The project incorporates design details that are complementary to the existing style of the single-family dwelling, such as a cedar shingle siding, composition asphalt roof shingles, and wooden fascia.
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Recommendation / Draft Record of Decision

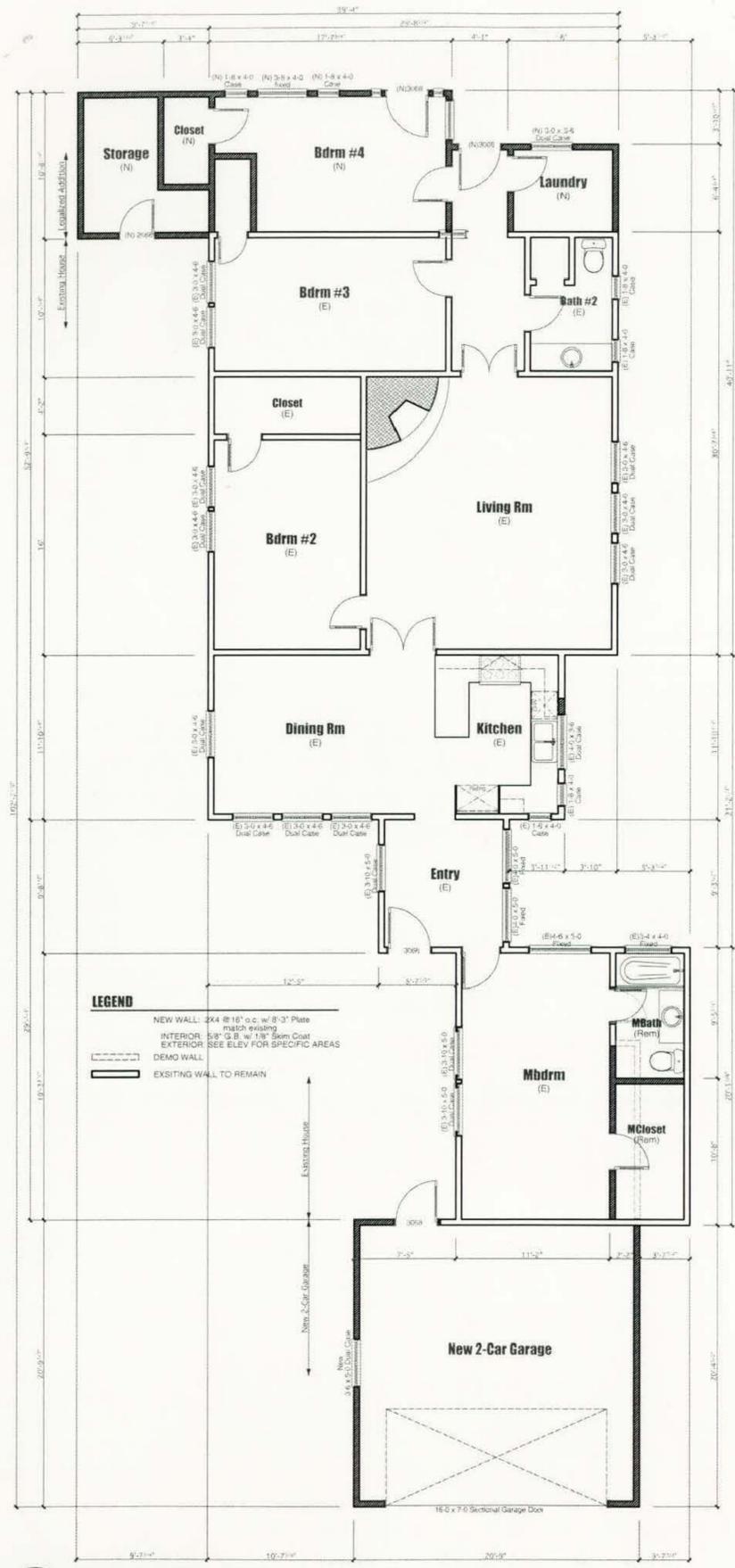
Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

- In lieu of the Hardie trim proposed at the base of the new windows (faux sills), wooden sloped sills are to be incorporated to match the appearance of the existing windows.
 - Prior to submittal to Building & Safety plan check submittal, the applicant is to specify locations for the downspouts, and design of the wall lighting (if any).
 - Prior to submittal to Building & Safety plan check submittal, approval of an Indigenous Tree Ordinance (ITO) permit by the City's Urban Forester is required prior to construction.
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Attachments

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



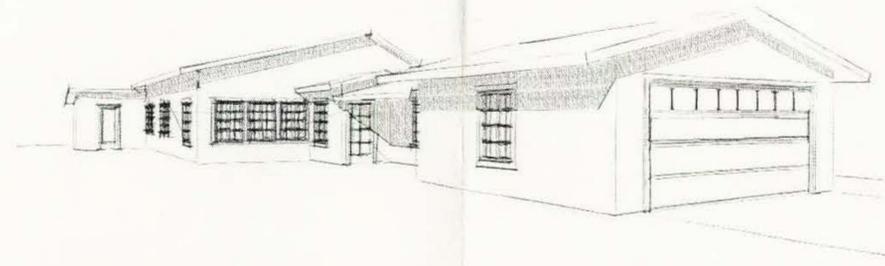
LEGEND
 NEW WALL: 2x4 @ 16" o.c. w/ 8'-3" Plate
 match existing
 INTERIOR: 5/8" @ 16" w/ 1/2" Seim Coat
 EXTERIOR: SEE ELEV FOR SPECIFIC AREAS
 DEMO WALL
 EXISTING WALL TO REMAIN

Project Info

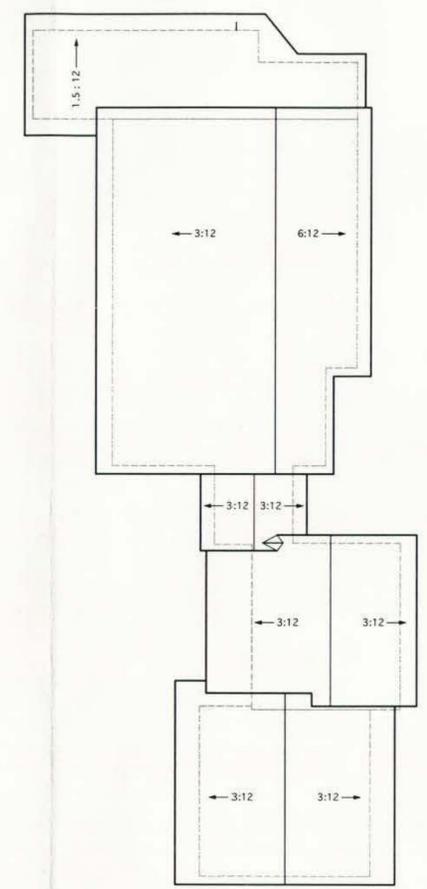
APNs: 5617-004-028	
Legal Descr: Tract 2192, Lot#67	
Lot Area =	8,654 sf
Existing Residence	1,652 sf
Legalized Rear Addition	373 sf
Total Liveable Area	2,025 sf
FAR: 2025 / 8654 =	23.4%
Existing Floor Area =	1,852 sf
Legalized Rear Addition =	425 sf
New Garage =	2,450 sf
Proposed Lot Coverage =	2,450 sf
LC % =	2,450 / 8654 = 28.3%
Lot Area =	8,654 sf
Lot Coverage =	2,455 sf
Paving Area =	500 sf
Landscape Area =	5,699 sf
Landscape % =	5,699 / 8654 = 65.9%

Oak trees as noted on the site plan.
 No Bays or Sycamores on site or within 20 ft.
 Existing Landscape to Remain
 Architectural Style & Guidelines:
 *The 1940's and 1950's Neighborhoods
 Predominately comprised of lots sized 5,000 to 7,000sf
 The homes in this district are small, ranging from slightly
 larger than 1,250 to 1,500sf, rise one-story in height,
 and have designed in functional and conventional styles.
 The most dominant physical feature of these properties
 are uniform front setbacks. The addition will have a
 pitched roof and maintain the spanish style and details
 The proposed addition is consistent with the massing
 and materials of the existing house and others in the
 neighborhood. All Wall, window, door, and roofing
 materials to match existing. Wood windows and doors
 to match existing.
 • No roof top equipment allowed
 • All retaining walls, fences, gates, patio cver, pool
 & Spa under separate permits

Urban Forester Notes
 Preliminary site visit done 11-10-08 revealed that project as
 proposed should not have significant negative impact on the oak
 tree located closest to the project. New construction of garage
 will not impact understorey as oak canopy is asymmetrical with
 balance of canopy tilted to approx 20', and growing to the west of
 the structure. Existing hardscape is where new garage footprint
 will be according to my understanding of plans. Issue standard
 protections. 11-12-08 Rec'd revised plan showing rear portion of
 residence to be legalized from previous un-permitted work.
 Based on information received at the counter, revised proposed
 construction should not have direct negative impacts on adjacent
 trees. Work will be performed within tree protected zone, and
 permit issuance will be necessary at future date. Applicant is
 submitting for design review at this time.

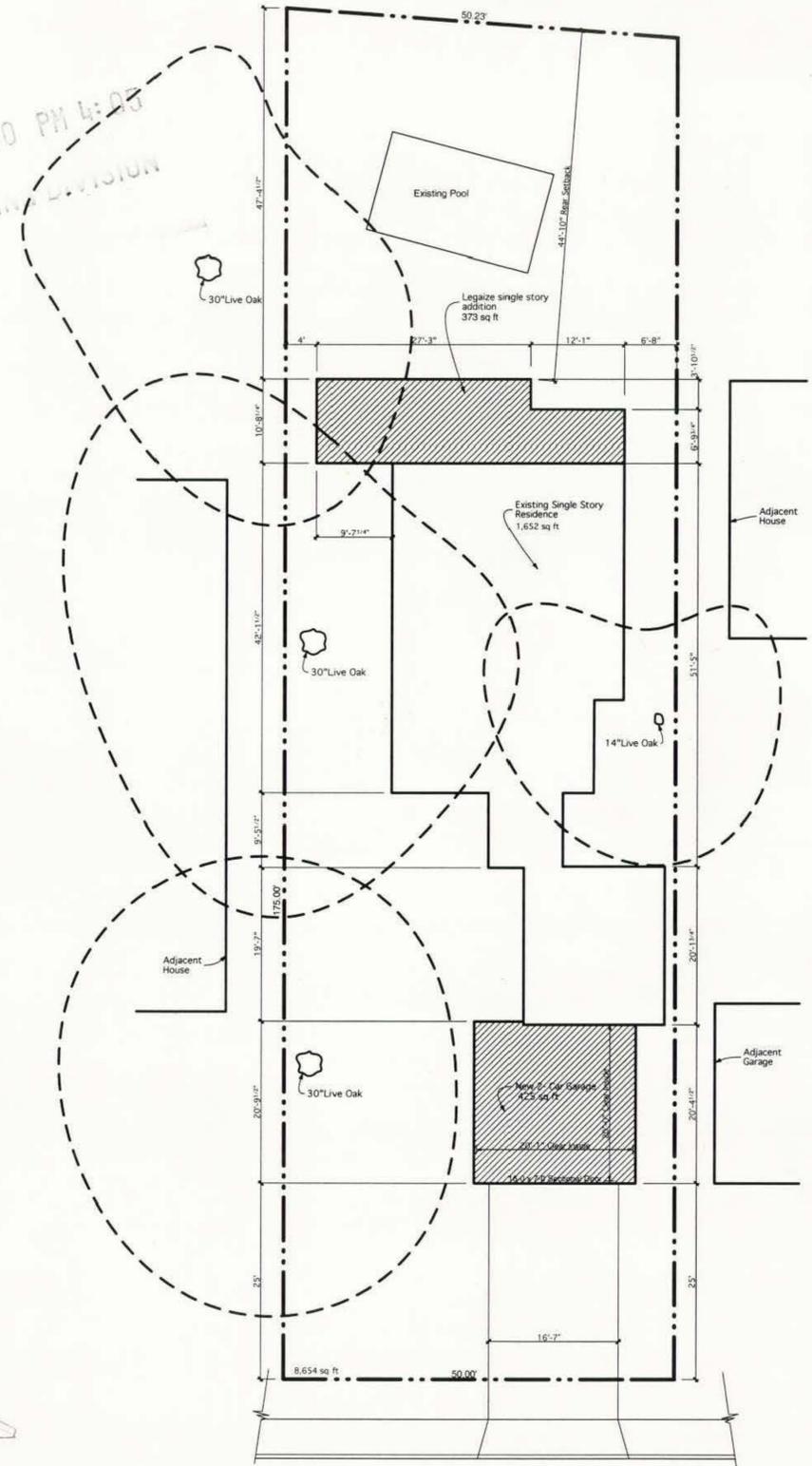


Perspective looking Northeast



Roof Plan
1"=8'-0"

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 PLANNING DIVISION



Site Plan
1"=10'-0"

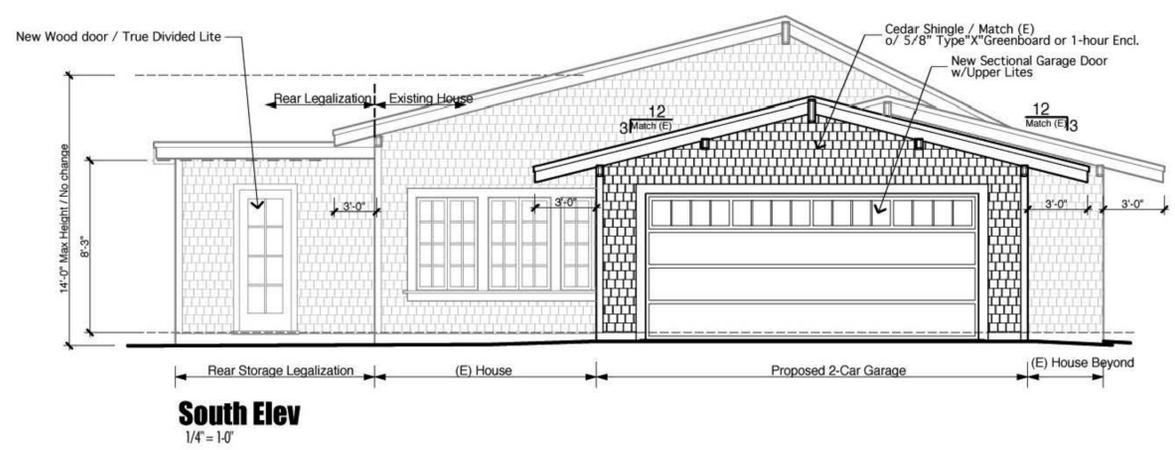
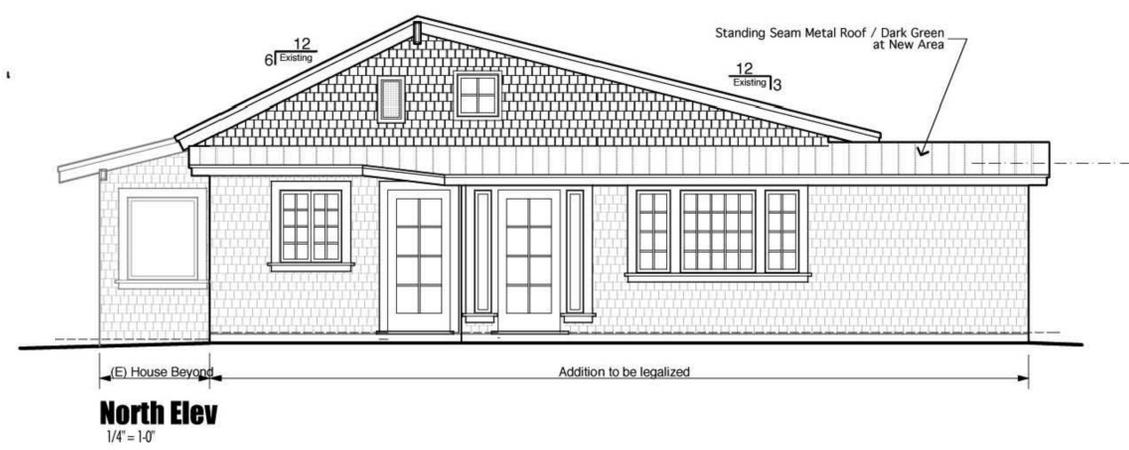
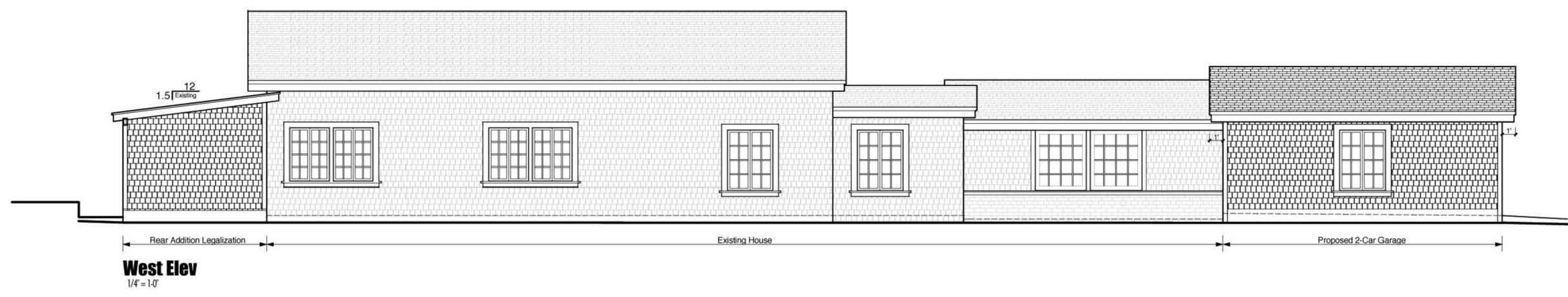
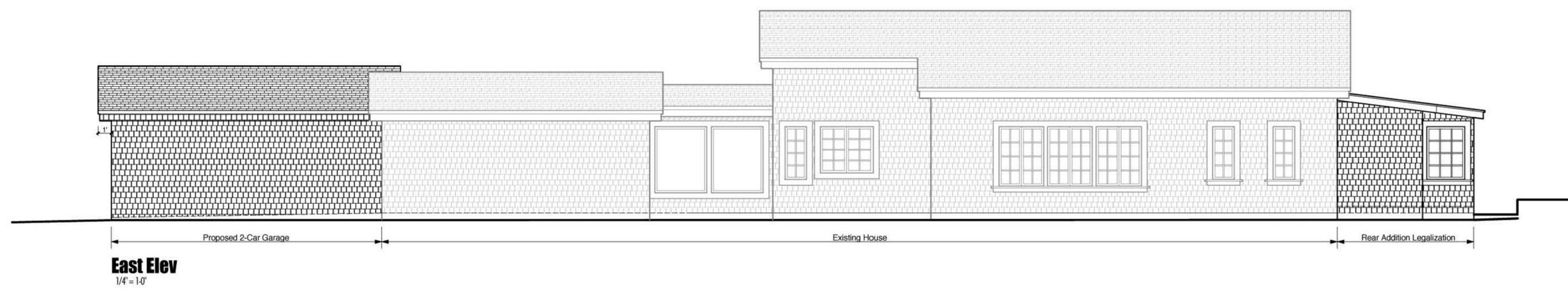
GERAGOS DESIGN
 Unique Building Design
 Construction Management
 Mike Geragos
 13018 Bono Vista Ave
 Glendale, CA 91208
 818-244-8880 ext 100
 818-244-4831 fax

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**Site Plan
 Roof Plan
 Floor Plan**

**Haggerty
 Residence**
 2931 Oakendale
 Glendale

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Elevations

Haggerty
Residence

2931 Oakendale
Glendale

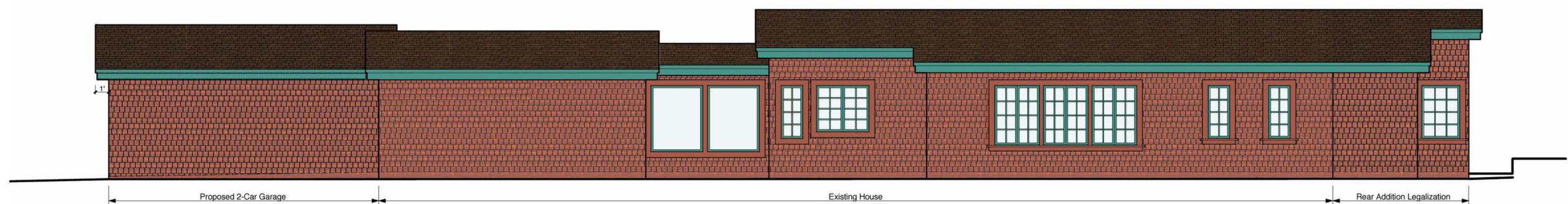
5-4-20

SHEET
A-2



Mike Geragos
 3501 Buena Vista Ave
 Glendale, CA 91208
 818-248-4880 voice
 818-248-4891 fax

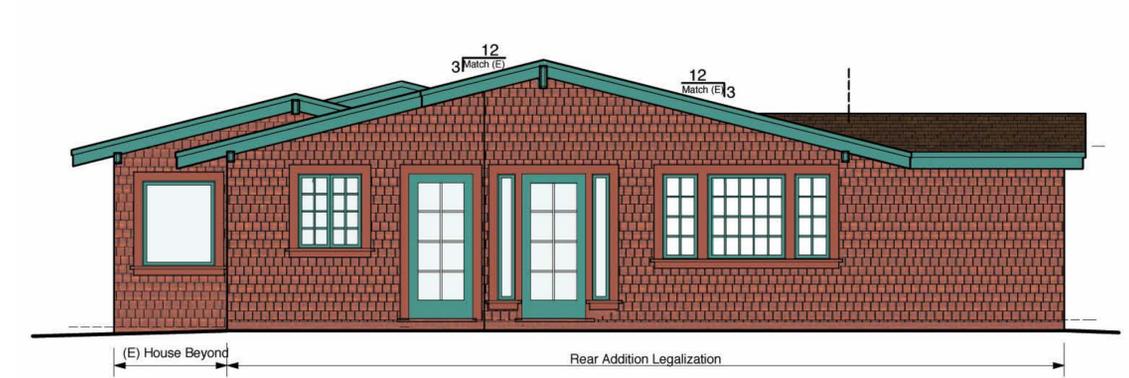
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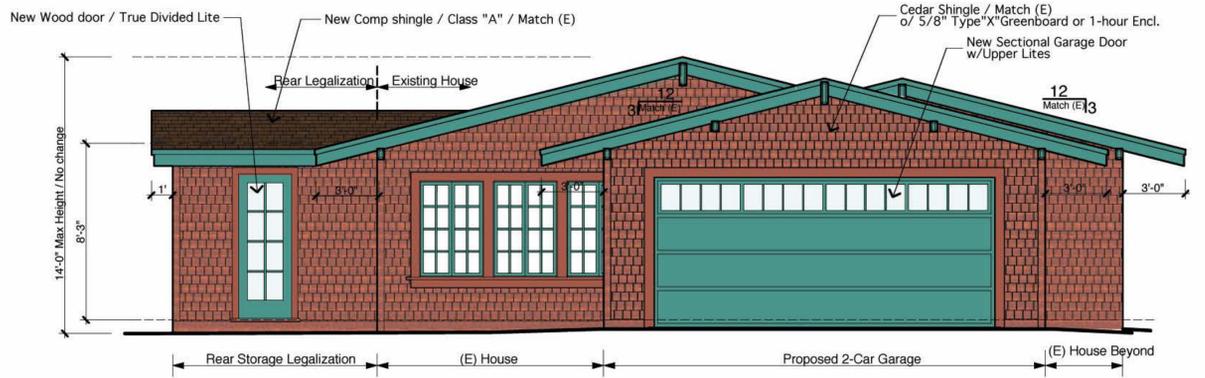
East Elev
 1/4" = 1'-0"



West Elev
 1/4" = 1'-0"



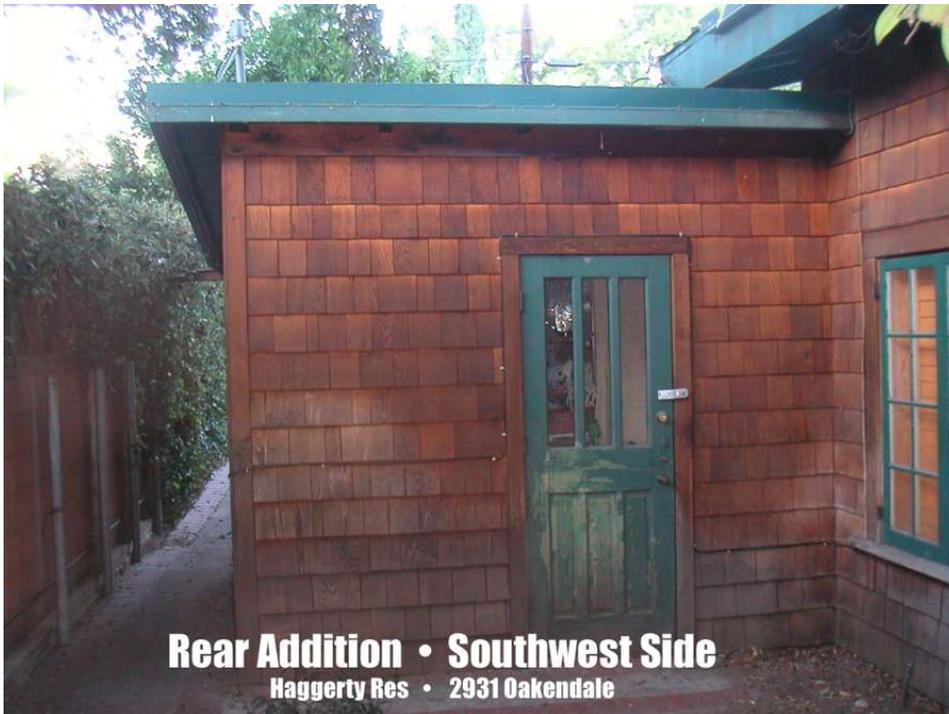
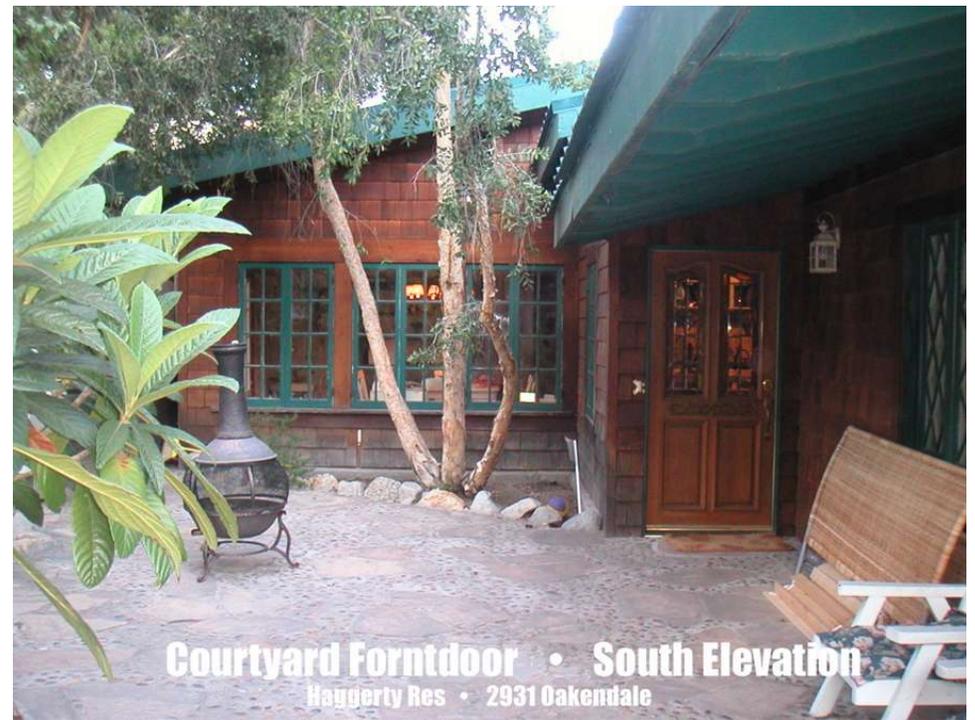
North Elev
 1/4" = 1'-0"



South Elev
 1/4" = 1'-0"

Elevations

Haggerty Residence
 2931 Oakendale
 Glendale



Haggerty Residence • 2931 Oakendale Place



Haggerty Residence • 2931 Oakendale Place



Haggerty Residence • 2931 Oakendale Place



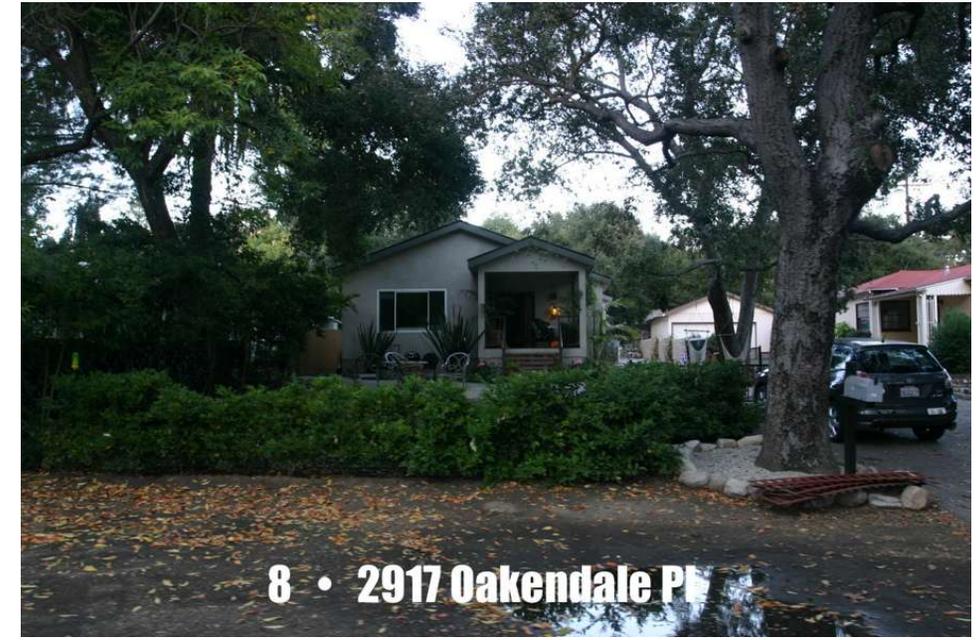
5 • 2929 Oakendale Pl



6 • 2923 Oakendale Pl



7 • 2919 Oakendale Pl



8 • 2917 Oakendale Pl

Haggerty Residence • 2931 Oakendale Place



9 • 2911 Oakendale Pl



10 • 2907 Oakendale Pl



11 • 2906 Oakendale Pl



12 • 2910 Oakendale Pl

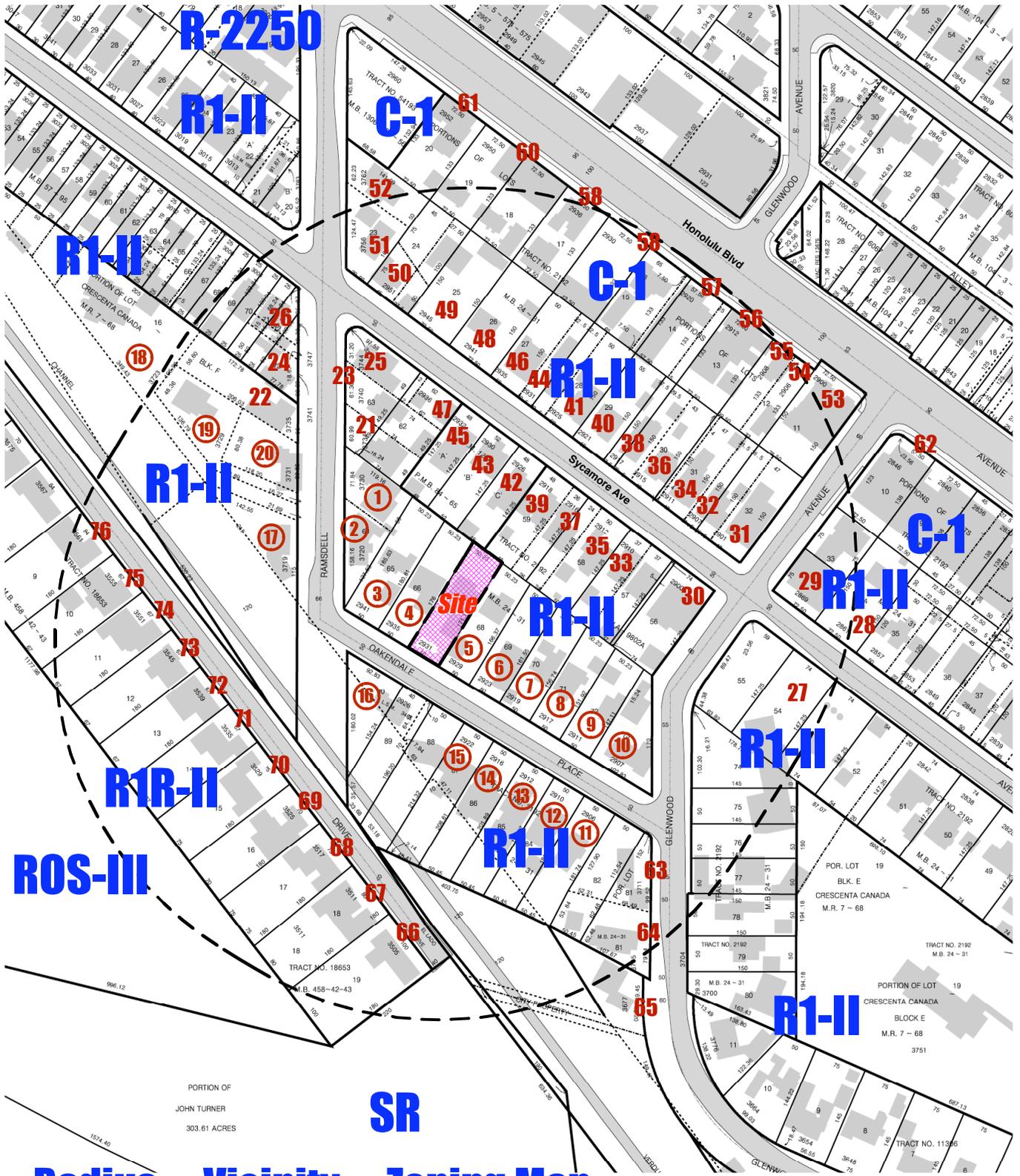
Haggerty Residence • 2931 Oakendale Place



Haggerty Residence • 2931 Oakendale Place



Haggerty Residence • 2931 Oakendale Place



PORTION OF
JOHN TURNER
303.61 ACRES

SR

Radius • Vicinity • Zoning Map

1:200 Haggerty Residence • 2931 Oakendale • Glendale

