



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

December 28, 2023

Decision Date

2221 El Arbolita Drive

Address

Administrative Design Review (ADR)

Review Type

5613-025-003

APN

PADR-0001193-2023

Case Number

Nareg Khodadadi

Applicant

Chloe Cuffel, Planning Associate

Case Planner

Armen Martirosyan

Owner

Project Summary

The project proposes expanding an existing 300 square foot deck to a 506 square-foot deck at the rear of the existing single-family home that will extend 10 feet from the southwest side of the house and project over the hillside at seven feet six inches tall with a wrought-iron guardrail. Two split-face retaining walls with decorative landscaping will support the wall, sitting lower on the hillside. The project site is located in the R1R zone, Floor Area Ratio District II.

ENVIRONMENTAL DETERMINATION: 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 proposed additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the additions.

Existing Property/Background

The project site is a 7,100 square-foot lot that was originally developed in 1971 with a 1,418 square-foot single-story, single-family dwelling and an attached garage and deck.

A 5-foot tall retaining wall was illegally at the base of the sidewalk on the northeast side of the property. It was approved in 2018. There are currently three types of CMU walls at the front of the property.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R1R – Floor Area Ratio 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

Less than 40% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); 40% open ungraded space provided.

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
- ☐ Alteration of landform minimized

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Avoid altering landform to create flat yards
- ☐ Outdoor areas integrated into open space
- ☐ Use of retaining walls minimized
- ☐ Provide landscaping to reduce visual impact of retaining walls
- ☐ Decorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consistent with predominant pattern on street
- ☐ 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 and surrounding site
- ☐ 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
- ☐ Stormwater runoff minimized

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 building footprint remains mostly unchanged by the proposed deck.
- The new retaining walls will be split face with landscaping on the southern side to reduce visibility.
- Overall, the placement of the deck at the rear of the site is appropriate considering similar structures in the surrounding neighborhood.

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
- ☐ 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 proposed deck extends along the entirety of the rear of the house and projects 10-feet out onto the hillside. It is seven feet tall and features two tapered 5 foot retaining walls that will be visible from the houses on the downslope. The walls do not exceed 5 feet and are decorative with landscaping.
- The deck is 10-feet tall and projects over the existing hillside, and it is compatible with similar decks in the neighborhood and does not significantly alter or cover the existing topography.
- The proposed deck will be visible from the house directly east of the subject site. The proposed deck is appropriately setback from the interior property line.
- The mass of the deck is mitigated by landscaping at base of the retaining walls.

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
- ☐ Natural colors appropriate to hillside area

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:

- Overall, the design and detailing of the deck at the rear are compatible with the contemporary style of the existing house through the use of retaining wall and guardrail materials.
- The deck will feature a tile ground and a wrought-iron guardrail. The retaining wall will be splitface to match the existing house.
- The deck does not pose significant privacy concerns as the neighboring houses have existing decks in similar size.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval**.

Attachments

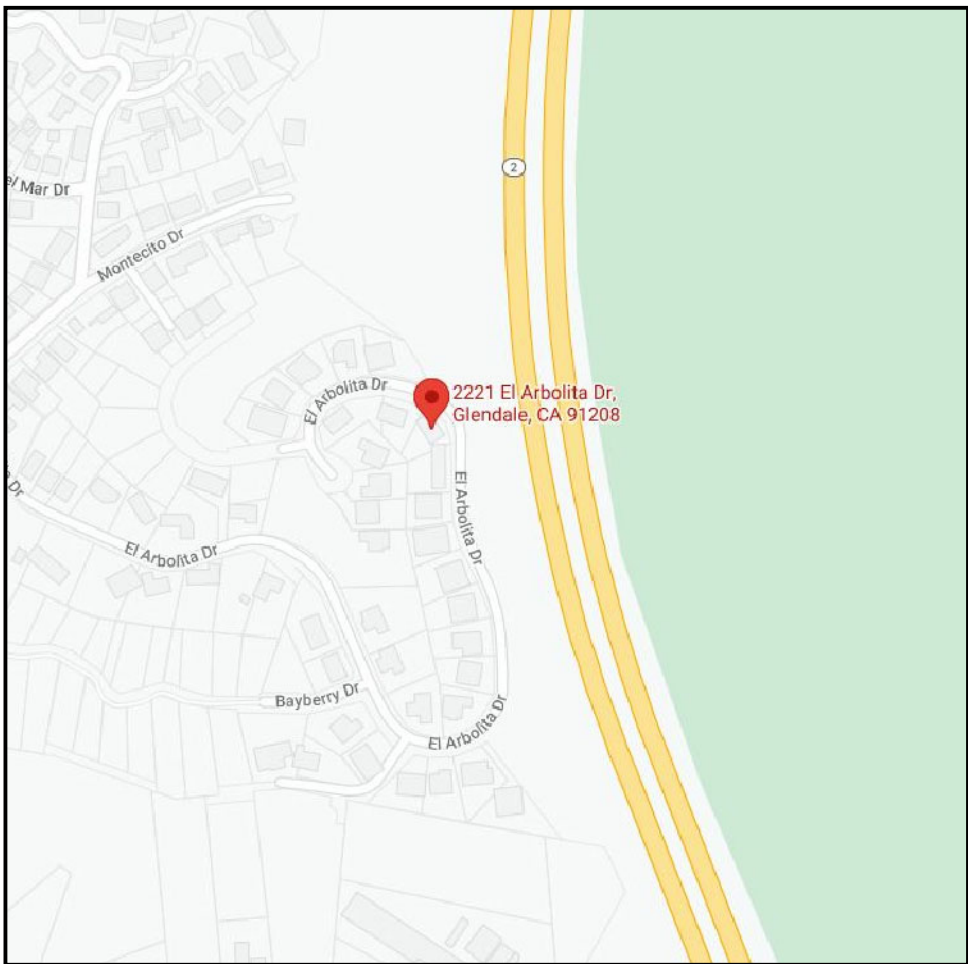
1. Reduced Plans
2. Location Map
3. Photos

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MARTIROSYAN RESIDENCE

2221 EL ARBOLITA DR. GLENDALE, CA 91208

SITE MAP



NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLWING :
1. SWIMMING POOL
 2. A SEPARATE STRUCTURE
 3. SHORING
 4. DEMOLITION

CITY OF GLENDALE PLANNING NOTES

"NO OAK, BAY OR SYCAMORE TREES ARE ON THE PROPERTY OR WITHIN 20 FEET OF THE PROPERTY"

RETAINING WALLS, POOLS, SPAS, JACUZZIS, FENCES, REQUIRE SEPARATE PERMIT.

NO NEW ROOFTOP EQUIPMENT ALLOWED

SITE PLAN KEYED NOTES

1. PROPERTY LINE
2. EXT'G FLOOR WALL LINE
3. EXT'G DRIVEWAY TO REMAIN
4. EXT'G LANDSCAPING TO REMAIN
5. DIRECTION OF SHEET FLOW MIN 2%
6. NEW 5'-0" +/- RETAINING WALL
7. EXT'G GATE TO REMAIN
8. EXT'G BLOCK WALL
9. NEW ON GRADE CONC. STEPS
10. NEW DECK
11. EXT'G CONCRETE SWALE
12. EXT'G BBQ AREA
13. EXT'G PATIO

- EXT'G FLOOR AREA
- EXT'G 2 CAR GARAGE
- EXT'G COVERED ENTRY PORCH
- EXT'G LANDSCAPING
- NEW DECK ADDITION
- NEW RETAINING WALL

SCOPE OF WORK

- NEW 3'-3" +/- RETAINING WALL
- EXTEND EXT'G ATTACHED DECK (680 SQ. FT. TOTAL) & WITH NEW GUARDRAIL

SHEET INDEX

ARCHITECTURAL SHEETS:

- A0.1 COVER SHEET & SITE PLAN W/ NEW DECK
- A1.1 SECTION & ELEVAITON

ENGINEERING SHEETS:

- RW1 GENERAL NOTES
- RW2 SITE PLAN
- RW3 DETAILS

PROJECT INFORMATION

PROJECT LOCATION
2221 EL ARBOLITA DR.
GLENDALE, CA 91208

OWNER
ARMEN MARTIROSYAN
2221 EL ARBOLITA DR.
GLENDALE, CA 91208

PROJECT DESIGNER
DESIGNNRK
213 N. ORANGE ST. UNIT: E
GLENDALE, CA 91203
OFFICE : 818.823.7286
FAX : 888.424.8125
INFO@DESIGNNRK.COM

STRUCTURAL ENGINEER
KAZARIANS ENG. SERVICES INC.
1528 CANADA BLVD SUITE 206
GLENDALE CA 91208
TEL : 818.240.8763
ARTOKAZARIANS@KAZENG.COM

PROJECT FLOOR PLAN AREA & DATA

LOT AREA	7,100 +/- SQ. FT.
EXT'G RESIDENCE	1,418 SQ. FT.
EXT'G 2 CAR GARAGE	400 SQ. FT.
NEW DECK	680 SQ. FT.

LOT COVERAGE RATIO MAX. 40% - 5,594 SQ. FT.	LIVABLE AREA (1,418 SQ. FT.) 2 CAR GARAGE (400 SQ. FT.) NEW DECK (680 SQ. FT.) TOTAL (2498 SQ. FT.) LOT AREA (7,100 SQ. FT.)	35 %
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LANDSCAPE RATIO MAX. 40% - 5,594 SQ. FT.	LANDSCAPED AREA (3,007 SQ. FT.) LOT AREA (7,100 SQ. FT.)	42 %
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ZONING	R1R II
APN	5613-025-003
OCCUPANCY	RESIDENCE - R3 GARAGE - U
CONSTRUCTION TYPE	V-B
YEAR BUILT	1971
NUMBER OF STORIES	1
FIRE ZONE	YES
CA CLIMATE ZONE	9

APPLICABLE CODES

PROJECT SHALL COMPLY W/ THE 2019 CBC, OMC, CEC, CPC, GFD & CALIFORNIA ENERGY CODE AS WELL AS THE 2020 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 106.1.1

REVISIONS:	

213 n. orange st. ste: e
glendale, ca 91203
818.823.7286 o.
888-424.8125 f.
www.designNRK.com
info@designNRK.com

designNRK
residential +
commercial
design

COVER SHEET & SITE PLAN

MARTIROSYAN RESIDENCE

2221 EL ARBOLITA DR., GLENDALE, CA 91208

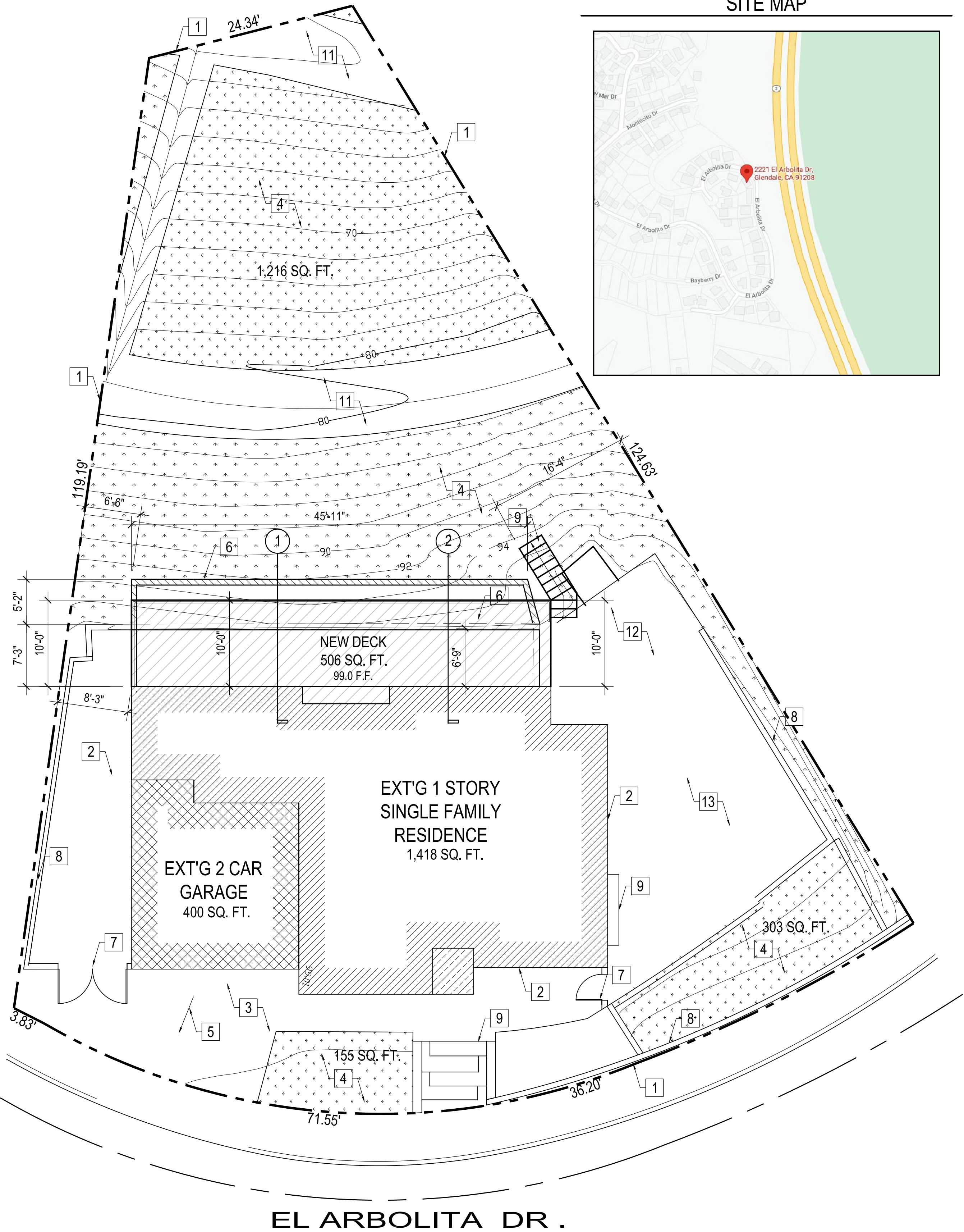
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JOB NO.	22020

SHEET NO.

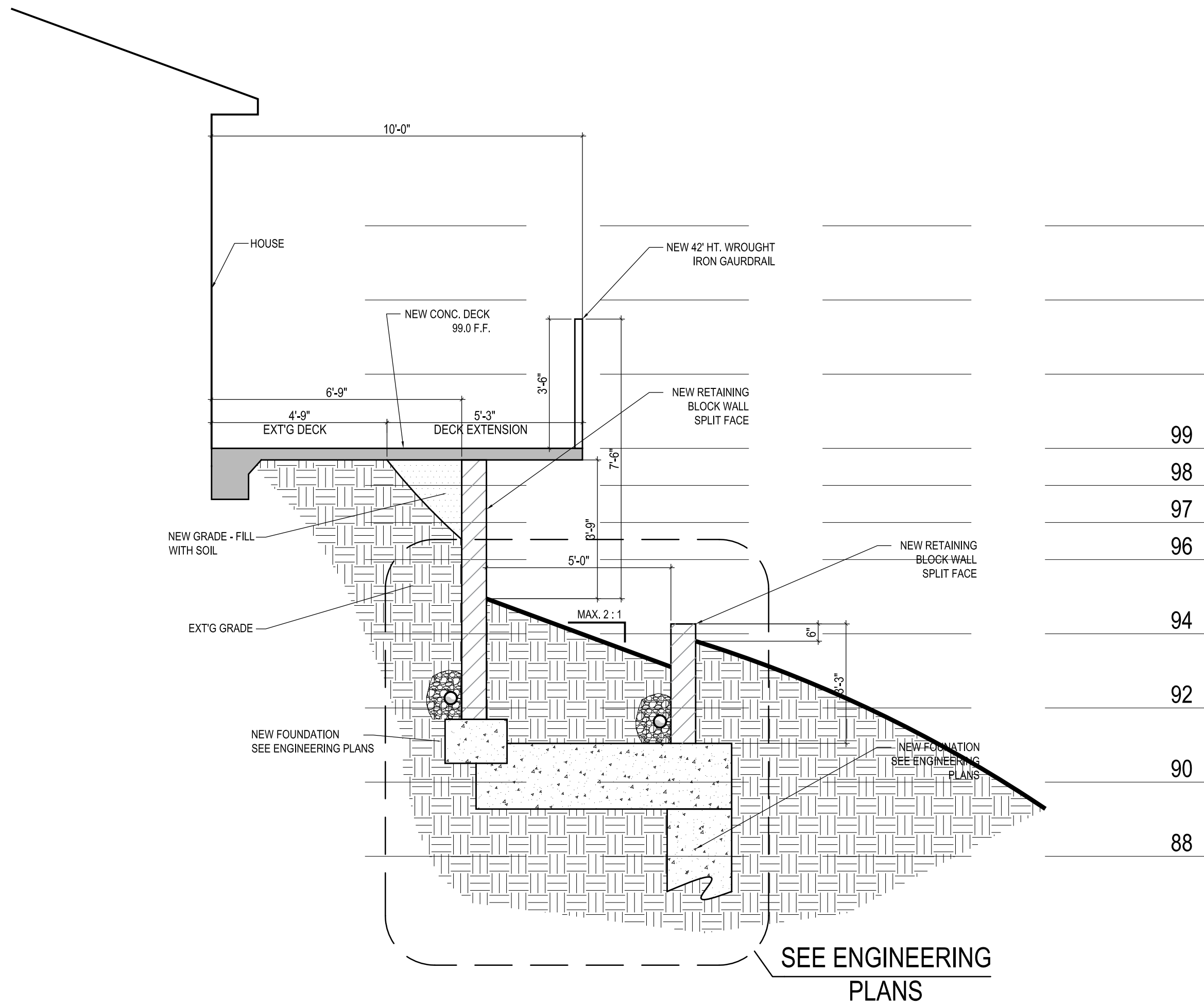
A0.1

SITE PLAN

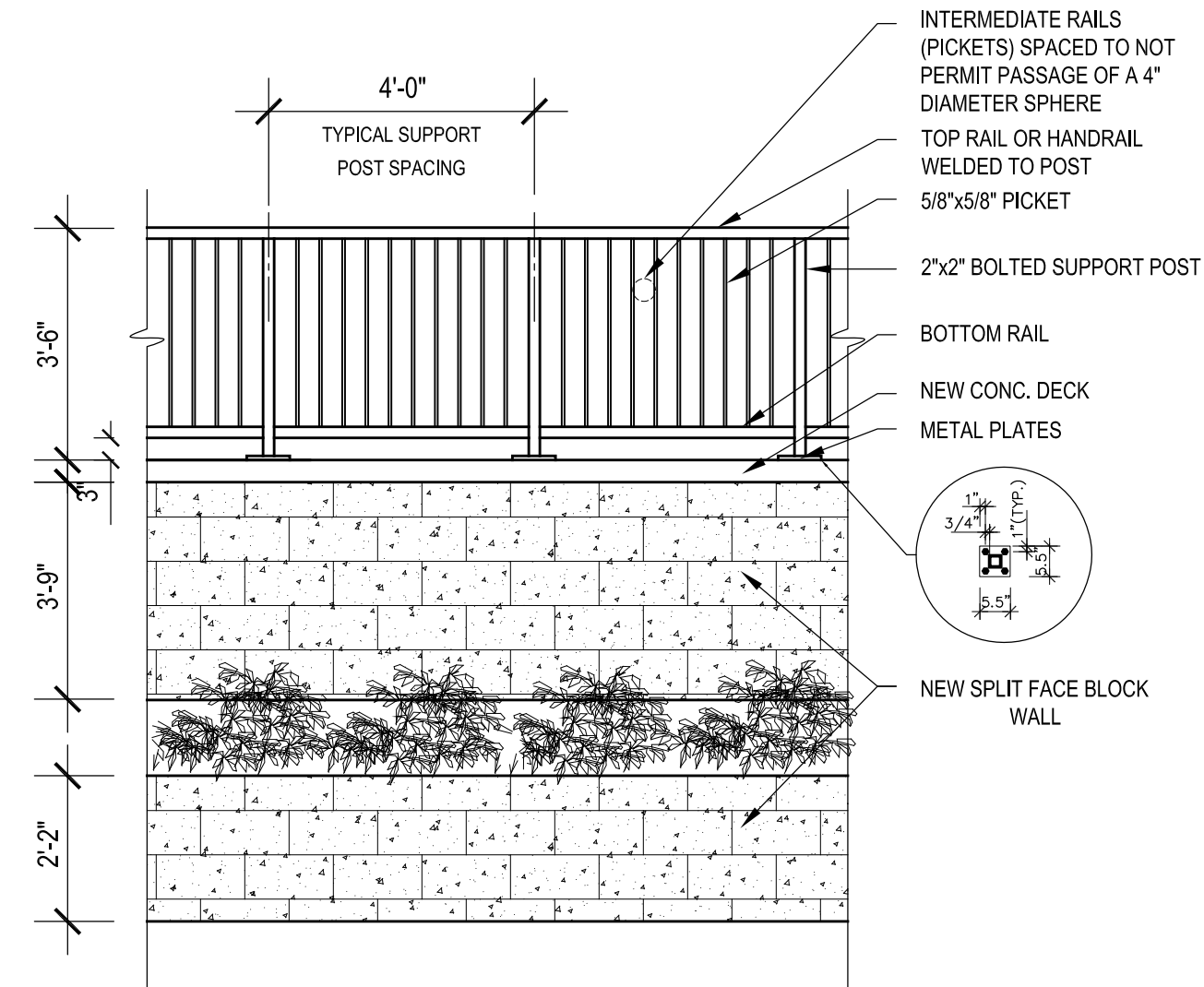
SCALE : 1/8" = 1'-0"



SCALE : 3/8" = 1'-0"



SCALE : 3/8" = 1'-0"



SCALE : 3/8" = 1'-0"

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888.424.8125 f.
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info@designNRK.com

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SECTION & ELEVATION

MARTIROSYAN RESIDENCE

2221 EL ARBOLITA DR., GLENDALE, CA 91208

DATE:	04/2022
DRAWN BY:	NRK
JOB NO.	22020

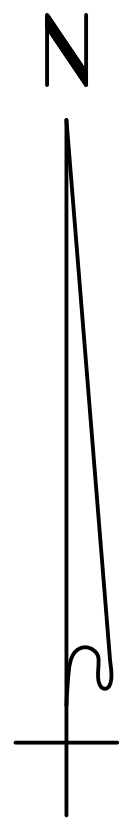
SHEET NO.

A1.1

CALIFORNIA SURVEYING SERVICE

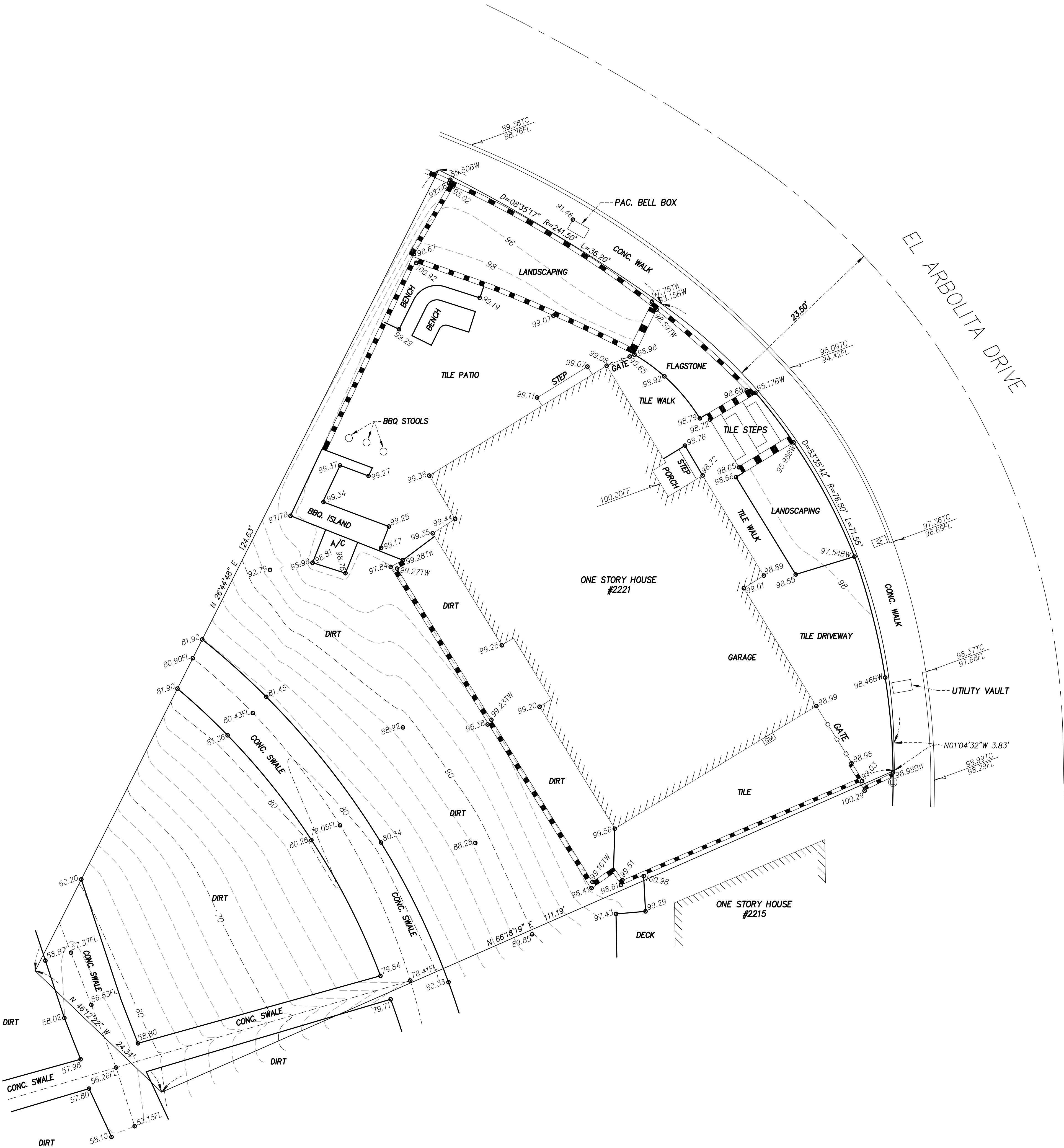
LOT 27 OF TRACT NO. 27265, M.B. 711, PGS. 29-32

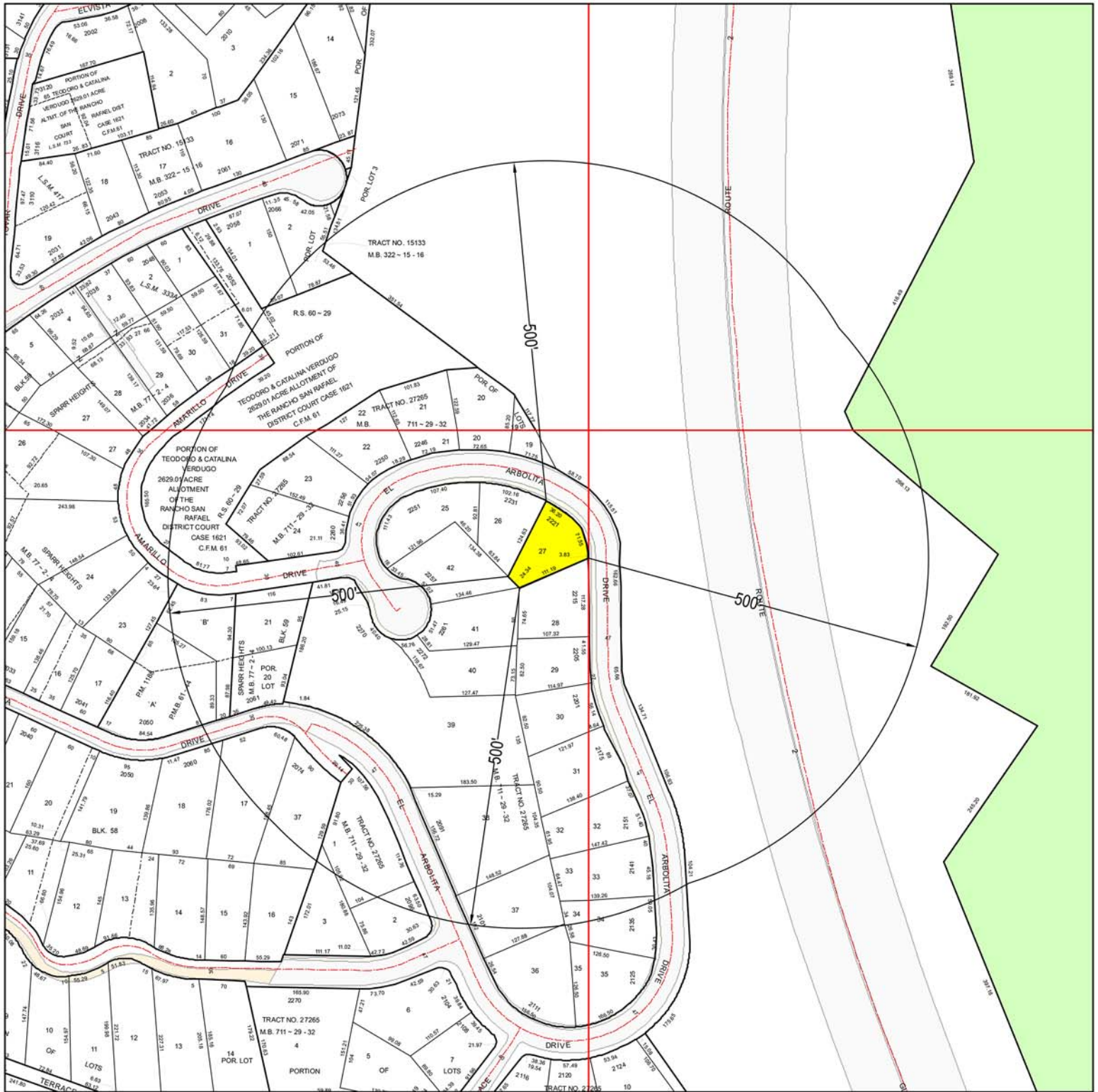
R.J. Smith - L.S. 5189
Phone: (818) 957-3345
Email: randall2741@att.net
Date: December 09, 2021
Job No. 2795



1" = 8'

- LEGEND:
- BW BACK OF WALK
 - CONC. CONCRETE
 - E EAST
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - N NORTH
 - P.A. PLANTER AREA
 - S SOUTH
 - TC TOP OF CURB
 - TW TOP OF WALL
 - W WEST
 - BUILDING LINE
 - CENTERLINE
 - FENCE, WOOD
 - FENCE, WROUGHT IRON
 - GSM GAS METER
 - PROPERTY LINE
 - SPOT ELEVATIONS
 - WALL
 - WATER METER





500' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 2221 EL ARBOLITA DR
GLENDALE, CA 91208

APN:

5613-025-003



SCALE: 1"=200'

DATE: Mar 03, 2023

PREPARED BY:



412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921





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