February 20, 2024

## Applicant:

Harut Sumbatyan
16853 Hiawatha St
Granada Hills, CA 91344

## RE: Administrative Design Review CASE NO. PADR-002032-2023 1914 Vassar Street

The Director of Community Development will render a final decision on or after March 4, 2024 for the following project:

## PROJECT DESCRIPTION:

The applicant proposes to demolish the existing one-story, 636 square-foot (SF) singlefamily dwelling (originally built circa 1922), and to construct a new two-story, two-unit 2,593 SF multi-family residential building with two attached garages on an 8,000 SF lot, located in the R-3050 (Moderate Density Residential) zone.

## STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Milca Toledo, at 818-937-8181 or mitoledo@glendaleca.gov.

Comments must be received prior to March 4, 2024, in order to be considered by the Director.
DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at: http://www.glendaleca.gov/planning/decisions. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available online at http://www.glendaleca.gov/appeals.

Sincerely,
Milca Toledo
Senior Planner

CITY OF GLENDALE, CA
DESIGN REVIEW STAFF REPORT - SINGLE FAMILY
March 4, 2024
Decision Date
Administrative Design Review (ADR)
Review Type
PADR-002032-2023
Case Number
Milca Toledo, Senior Planner
Case Planner

## 1914 Vassar Street <br> Address

5640-038-024
APN
Harut Sumbatyan
Applicant
Zeinali Varaga
Owner

## Project Summary

The applicant proposes to demolish the existing one-story, 636 square-foot (SF) singlefamily dwelling (originally built circa 1922), and to construct a new two-story, 2,593 SF twounit multi-family residential building with two attached garages on an $8,000 \mathrm{SF}$ lot, located in the R-3050 (Moderate Density Residential) zone.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to Section 15303 (b) of the State CEQA Guidelines because the proposal is in an urbanized area and involves a new multi-family residential structure with two units, where the maximum allowed under this exemption is six units.

## Existing Property/Background

Originally developed in 1922 with a single-family house, the project site is an 8,000 SF rectangular lot with 50 -feet of frontage on Vassar Street. The existing dwelling is a onestory, 636 SF single-family residence with a detached garage accessed via the existing driveway on the west side of the property. The subject site is located in the southern part of the city on the north side of Vassar Street, east of Glendale Avenue, south of San Fernando Road, and northwest of the City of Los Angeles boundary line. The neighborhood features a variety of multi-family residences, including several two-story multi-family developments. The four properties directly surrounding the subject site are developed with one- and two-story multi-family buildings except for commercial development located to the north along San Fernando Rd.

The existing building was constructed in 1922 as a single-family, one-story, Craftsmanstyle residence. The house sits far back on its lot. The property was identified as a 6 Z in the South Glendale Historic Resources Survey. The existing house does not appear to be eligible for designation at the local, state, or federal level and 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: R3050

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 $50 \%$ current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

## DESIGN ANALYSIS

## Site Planning

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

## Building Location

$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:Setbacks of buildings on sitePrevailing setbacks on the streetBuilding and decks follow topographyAlteration of landform minimized

## Yards and Usable Open Space

$\boxtimes$ yesn/a $\square$ no

If "no" select from below and explain:Avoid altering landform to create flat yardsOutdoor areas integrated into open spaceUse of retaining walls minimizedProvide landscaping to reduce visual impact of retaining wallsDecorative material used for retaining walls to blend into landscape and/or complement the building design

Garage Location and Driveway
$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Consistent with predominant pattern on street
$\square$ Compatible with primary structure
$\square$ Permeable paving material
$\square$ Decorative paving

Landscape Design
$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Complementary to building design and surrounding site
$\square$ Maintains existing trees when possibleMaximizes permeable surfacesAppropriately sized and located

Walls and Fences
$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Appropriate style/color/materialPerimeter walls treated at both sidesRetaining walls minimizedAppropriately sized and locatedStormwater 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 location of the new two-story residential building and attached garages are appropriately located on the site. Both units will face and are oriented towards Vassar Street with separate entries for each unit, appropriately setback 25 feet from the street front property line. The new units will be integrated with the existing site, complementing the site and the neighborhood.
- The design of the new attached garages is fully integrated into the overall structure. The existing driveway will be maintained along the west side of the property, providing access to the new garages attached to the rear of the new building.
- The site provides the required landscaping and incorporates permeable pavers in the driveway and common areas.
- The project provides the required, functional common and private outdoor spaces: each unit has balcony space on the second floor, oriented towards the street and there is a required designated common open space at the rear. In addition to the common open space area, a 3,478 square-foot, functional landscaped yard is featured at the rear of the property.
- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and a usable common open space area. Currently, there are no oak trees on or within 20 feet of the subject site. However, as part of the new landscape design, new oak trees are proposed to be planted at the front and rear yard, complementing the site and the neighborhood.
- The existing permitter fences are proposed to remain in their current form and new side entry gate is proposed, complementing the building and the site.


## Massing and Scale

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

Building Relates to its Surrounding Context
$\boxtimes$ yes $\quad \square$ n/a $\quad \square$ no
If "no" select from below and explain:
$\square$ Appropriate proportions and transitionsImpact of larger building minimized

## Building Relates to Existing Topography $\boxtimes$ yes n/a no

If "no" select from below and explain:
$\square$ Form and profile follow topography
$\square$ Alteration of existing land form minimizedRetaining walls terrace with slope

## Consistent Architectural Concept

$\boxtimes$ yes $\quad \square$ n/a $\quad \square$ no
If "no" select from below and explain:
$\square$ Concept governs massing and height

## Scale and Proportion

$\boxtimes$ yes $\quad \square \mathrm{n} / \mathrm{a} \quad \square$ no
If "no" select from below and explain:
$\square$ Scale and proportion fit contextArticulation avoids overbearing formsAppropriate solid/void relationshipsEntry and major features well locatedAvoids sense of monumentality

Roof Forms
$\boxtimes$ yes $\square$ n/a $\quad \square$ no

If "no" select from below and explain:
$\square$ Roof reinforces design concept
$\square$ 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 property is located in a moderate density residential zone with the surrounding neighborhood featuring a mix of multi-family development, ranging in height from one to three stories. As such, the proposal to build a new two-story, multi-family development is appropriate.
- The project's massing is broken up using a number of architectural devices, including recessed building forms, changes in façade planes, balconies, appropriately stepping the second floor back from the first, and a combination of cladding materials. Overall, the proposed building's mass and scale, its overall height of 23 feet, 9 -inches, where the maximum permitted is 31 feet for a development with a pitched roof, proportions, and architectural concept of the project are appropriate to the site and the neighborhood context.
- The facades of the new units minimize a boxy profile through the use of varying forms, offsets and recesses. A mix of materials, including stucco and siding, especially at the front façade and wrapping on its sides, appropriately articulates the facades of the building.
- The proposed gabled roof forms are compatible with the style of development and help minimize the massing of the new building. Additionally, the use of a 4:12 roof pitch is consistent throughout the design of the new development and appropriate to the site and the neighborhood.


## Design and Detailing

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

Overall Design and Detailing
区 yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Consistent architectural concept
$\square$ Proportions appropriate to project and surrounding neighborhoodAppropriate solid/void relationships

## Entryway

$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Well integrated into design
Avoids sense of monumentality
$\square$ Design provides appropriate focal point

Windows
$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:Appropriate to overall designPlacement appropriate to styleRecessed in wall, when appropriate

## Privacy

$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Consideration of views from "public" rooms and balconies/decksAvoid windows facing adjacent windows

Finish Materials and Color
$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Textures and colors reinforce designHigh-quality, especially facing the street
$\square$ Respect articulation and façade hierarchy
$\square$ Wrap corners and terminate appropriatelyNatural colors appropriate to hillside area

## Paving Materials

$\boxtimes$ yes $\square$ n/a $\square$ no
If "no" select from below and explain:
$\square$ Decorative material at entries/drivewaysPermeable paving when possibleMaterial and color related to design

## Lighting, Equipment, Trash, and Drainage

## $\square$ yes $\square$ n/a $\boxtimes$ no

If "no" select from below and explain:
$\boxtimes$ Light fixtures appropriately located/avoid spillover and over-lit facades
$\boxtimes$ Light fixture design appropriate to project
$\square$ Equipment screened and well locatedTrash storage out of public view
$\boxtimes$ Downspouts appropriately located
$\square$ Vents, utility connections integrated with design, avoid primary facades

Lighting detail is not depicted on the plans. A condition is included to provide a cut sheet corresponding to proposed lighting on the new buidling and show site lighting and fixtures on the new building, limiting their location to main entry and patio doors for staff review and approval. Also, a condtion is included to show gutters and downspouts on the building painted to match the adjacent wall color and finish.

## Ancillary Structures

$\square$ yes $\boxtimes n / a \quad \square$ no
If "no" select from below and explain:
$\square$ Design consistent with primary structure
$\square$ 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 surrounding neighborhood features a mix of architectural styles, and as such, the proposed design of the new development is appropriate.
- Overall, the building's design and detailing are compatible with and reinforces the contemporary style of the new building. This is accomplished through the use of architectural treatments, materials, windows, and colors.
- The building features an asphalt shingle roof material, and the exterior walls will be cladded with a combination of stucco and wood siding, wrapping on the sides of the building. Overall, the proposed white color and material palette integrates well with other buildings in the neighborhood, which are painted with neutral colors. The entryways for each unit are well integrated into the design and avoid a sense of monumentality. Both unit entries are well defined, facing the street.
- The new windows will be block frame, wood finish, casement operation, clear glass, and recessed in the openings with wood sills and frames. Overall, the proposed windows are appropriate to the buildings in in terms of its style, material, operation and installation.


## Recommendation / Draft Record of Decision

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

## Conditions

1. That specifications (cut sheets) for site light and the exterior light fixtures on the new building and locations shall be submitted to staff for review and approval prior to plan check submittal. The exterior lighting should be appropriate to and consistent with the style of the new building; limit their location to the main entry and patio doors.
2. Label gutters and downspouts on the elevations and paint gutters to match the adjacent wall color.

## Attachments

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







1914 VASSAR ST.
GLENDALE, CA 91204


SCOPE OF WORK:




BUILDING AREA:



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PROJECT DATA


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| ASESSOR'S ID NO. | $5640-038-024$ |
| TRACT: | 1578 |
| LOT: | 23 |
| BLOCK: | NONE |
| ARB: | NONE |


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| :---: | :---: | | A-1.0 | GENERAL NOTES |
| :--- | :--- |
| A-1.1 | GENERAL NOTES |
| and |  | | A-1.1 | GENERAL NoTES |
| :--- | :--- |
| A-1.2 | FORM GRN 4 | | A-1.3 | FORM GRN 4 4 |
| :--- | :--- | | $A-2.0$ | SITEE PLAN |
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| $A-2.20$ | PDOCED STE P | | A-2.00 | REDUCED SITE PLAN |
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| A- 2.1 | EXISTING SITE PLAN | | A-2.1 | EXISTING SITE PLAN |
| :--- | :--- |
| A-2.2 | SETBACK CALCULATION | | A-2.2 | SETBACK CALCULATION |
| :--- | :--- |
| A-3.0 | PROPOSED FRSTT FLOOR PLAN |
| A-3. |  | | A-3.0 | PROPOSED FRRST FLOOR PLAN |
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| A-3.1 | PROPOSED SECOND FLOOR PLAN | | $A-3.1$ | PROPOSED SECOII |
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| A-4.0 | ROOF PLAN |
|  |  | | $A-4.0$ | ROOF PLAN |
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| A-5.0 | SFD SECTONS |
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| A-6.0 | SFD ELEVATONS |
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| A-7.0 | Door ScHIDNUE | | A-7.0 | DOOR SCHEDULE |
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| AD-1 | ARCHTCCTRL | | AD-1 | ARCHITECTURAL DETALS |
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FROM THE STRET OR ROAD FRONTING THE PROPERTY.





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| LOT COVERAGE: (SEE A-2.1) |
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| 1,720 S.F. (21.5\%) |

LANDSCAPE CALC:
R3050 $=30 \%$
LOT AREA: 8,000 S.F.
8,000 0.40 . 3,200 S.F. MIN. REQURRED
RROVIDED: 4,441 S.F. $55.5 \%$ )

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26. AN APRROVED CARBON MONOXID ALARM SHAL BE INSTALLED

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(R315)

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 4. HeATR SHAL BE CAPAEE OF MANTANNA AMNMM
 IEMEREAUVRE. (R303.9)


WOOD SIDE GATE (CEDAR WOOD)


TRASH ENCLOSURE (CEDAR WOOD)
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## $\mathrm{ROOF}_{\operatorname{PLAN}}^{3 / 1 / 6-1-\omega} N \circledast$

Note




3. Check \& verrir locations \& Exact sizes of


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B. Associated flashings an sheet metal have been
properrl nstalled and mantaned.
c. THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRATE TO THE TTPE EXISTING ROOFING
SEE NOTE 12 BELOW.
D. ANY DEFICIENCIES OR LEAK CONOTIONS ARE TO BE Corrected to nsure a wateriight nstalation for A PERIOD OF ONE YEAR FROM THE TIME OF PROJECT
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VENTS SHALL BE 22 GA STL. METAL AND 20 GA FOR THE RISERS AND TENSION TESS.
PRONDE 1 SF VENT AREA PER 150 SQ FEET OF ATTIC ARE

ROOFING SPEC:





DESIGN


ROOF PLAN

##  <br> A-4.0




SECTION 2





$\left\{\begin{array}{l}4 \\ 3\end{array}\right.$
DESIGN


SFD ELEVATIONS


SPECIAL HAZARDS




security requirements



Doors.













 1o. Sliding doors shall be provided with device in the upper chane
of the moving panel in the closed or portilly open position.
giction 11. Siling doors shall be equiped with Moking devices ond shall be
 equivalent device
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15. Glazed openings within 40 " of the door lock when the door is in






 20. Any release for metal bars, grills, grotes or similer devices


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23. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT, CLEAR AND UNOBSTRUCTED TO ANY




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## Energy Efficiency Standards





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Material: 20/30 Stucco
Company: LaHabra Color: White Item \#: 70970

Product: Wall Sconce Company: Progress Lighting Material: Aluminum Item \#: P5674



Material: Smooth Stucco Company: LaHabra Color: Crystal White Item \#: 50 (79)


Material: Smooth Stucco Company: LaHabra Color: Bay Ridge Item \#: 81593 (32)


Material: Wood Siding Company: Accoya Color: Gray SDS ID: AC00003


Product: Wrough Iron Railing Color: Black
Material: Metal


Product: Wood Gate Color: Stained Material: wood / Metal

















































