glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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February 16, 2016

Gurgen Keshishyan
1016 Elm Avenue
Glendale, CA 91201

RE: 1016 Elm Avenue
Design Review PDR 1526470

Dear Mr. Keshishyan:

On February 16, 2016, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application to construct a new 2-story, 1,721 square foot unit with an attached garage at the rear of the lot (facing the alley) with a 423 square foot attached 2-car second garage. There is an existing 1,085 square foot single story unit with a 388 square foot detached garage at the front of the property. The property is located on a 7,837 square foot lot in the R2250 (Medium Density Residential) Zone. The new unit will be compatible with the existing neighborhood in terms of mass and scale, architectural style and materials located at **1016 Elm Avenue**.

CONDITIONS OF APPROVAL

1. Provide a vertical section detail through wall and window showing both dimensions of window recess and sill details.
2. Provide lighting and downspout details.

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 existing one-story unit and garage will remain at the front of the property maintaining a 25 foot street front setback, which is consistent with the neighborhood.
- The new two-story unit, located at the rear of the property will face the alley; similar to other nearby units.
- The common open space is located between the two units to provide access to all users.
- The new two car garage is integrated into the house design and the driveway is minimized with access from the alley.
- The brick driveway compliments the design of the house.
- The existing oak tree in the parkway will be maintained.
- The existing walls and fences will remain, except for the addition of two new 5 foot high wrought iron gate/fence(s) on the sides of the building.
- Trash storage is located out of public view.

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 massing and scale of the new two-story second unit is appropriate as the existing single-story house is surrounded by two story structures, and the neighborhood consists of a majority of apartment buildings.
- The modern/traditional style architecture is consistent throughout.
- The second floor is setback from the first floor and the various roof forms, rafter tails, and front porch create an interesting roofline that helps break up the overall massing.

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 design of the proposed second unit building matches the existing home in both color and roof form.
- Window openings in the front of the home are accented with brown wood shutters to compliment the roof and stone at the base of the house.
- The desert sand, cream and brown colors are appropriate for the style of house and the residences in the neighborhood.
- The driveway area and front walkway incorporates decorative paving material that is compatible with the style of the house.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. No comments were received.

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, Kathy Duarte, at 818-937-8163 or via email at KDuarte@glendaleca.gov.

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 said decision to the Planning Commission 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 imperfections/incompleteness 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 will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 2, 2016** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS available on-line: www.glendaleca.gov/appeals

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, Kathy Duarte, 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at KDuarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
EK:KA:kwd
Attachment: Design Review Staff Report
Cc: Hamlet Sadekyan, stu3Dio