glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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April 5, 2016

Okense Babakhanian
6854 Foothill Boulevar
Tujunga, CA 91042

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1603949
3950 SAN AUGUSTINE DRIVE

Dear Mr. Babakhanian,

On March 30, 2016, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add approximately 549 square-feet of floor area and an approximately 286 square-foot patio cover to an existing one-story, 1,896 square-foot single-family house (with an attached two-car garage) on a 14,800 square-foot lot, zoned R1R (III), located at **3950 San Augustine**.

CONDITIONS OF APPROVAL:

1. A landscaped separation between the driveway and walkway shall be provided with a minimum of two (2) of width of plant material at least eighteen (18) high for seventy-five (75) percent of the length of the driveway.
2. All new, relocated and existing vinyl nail-on sliding windows at the north and west elevations shall treated with a hardi-board surrounding edge detail to enhance the overall design.
3. The stack stone veneer base shall be applied at the west elevation of the addition to provide a consistent aesthetic throughout the project. The applicant shall coordinate with staff to determine a location for the stone veneer base to terminate at the west elevation.
4. As a consideration, the front entry should be redesigned with a single-door with sidelights.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The proposed project does not significantly alter the site planning of the lot.
- The approximately 495 square-foot addition at the front yard of the property will be set back twenty-five feet, six inches (25'-6") from the street front property line along San Augustine Drive and twenty feet, three inches (20'-3") from the street side property line along Karen Lynn Drive. The front addition maintains the prevailing street front and street side setback pattern of the immediate neighborhood.
- The 54 square-foot bathroom addition and 283 square-foot patio cover at the year yard will not extend the building foot print closer to the adjacent neighbor to the east, nor the street side property line along Karen Lynn Drive. The proposed improvements at the rear yard are set back in excess of fifty feet from the southern property line that abuts open space.
- As conditioned, a landscaped separation between the driveway and walkway shall be provided with a minimum of two (2) of width of plant material at least eighteen (18) high for seventy-five (75) percent of the length of the driveway to comply with driveway standards outlined by the Zoning Code.
- The additions to the existing residence are proposed on flat areas of the site that had been previously graded with initial development of the neighborhood.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The proposed additions will keep the existing residence a single-story and are compatible in terms of mass and scale with adjacent structures.
- The form of the additions relates well with the overall building concept and surrounding context of the neighborhood.
- The roof pitch and gable design for the front yard addition will match the existing house. The shed roof designs for the rear yard improvements are appropriately designed.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The project incorporates design details that are complementary to the existing style of the single-family dwelling, such as asphalt shingles, stucco siding and a stack stone veneer base.
- As conditioned, all new, relocated and existing vinyl nail-on sliding windows at the north and west elevations will be treated with a hardi-board surrounding edge detail.
- The applicant should consider redesigning the front entry with a single door and side lights.

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, Dennis Joe, at 818-937-8157 or via email at djoe@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 Design Review Board 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 **April 15, 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

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website. Visit us.

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, **Dennis Joe**, 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, Dennis Joe, for stamp and signature prior to submitting for Building plan check. Please contact Dennis Joe directly at 818-937-8157 or via email at djoe@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

EK:KA:DJ