glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
www.glendaleca.gov

April 7, 2016

Angelica Galvez
123 N. Orlando Avenue Apt. E
Los Angeles, CA 90048

RE: Design Review Case No. PDR 1602540
1410 Thurlene Rd.

Dear Ms. Galvez,

On April 7, 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 proposing to construct a 500 square-foot addition on the existing second floor and a 439 square-foot addition to the first floor at the rear of the of the existing 1,844 square-foot single-family house with an attached 526 square-foot garage located on a 15,250 square-foot lot in the R1R (FAR District II) zone located at **1410 Thurlene Road.**

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. That all new downspouts/gutters be clearly depicted on the elevation drawings.

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 building footprint will remain unchanged except at the rear addition.
- The addition is located at the center of the rear façade, maximizing its distance from the adjoining properties and limiting any impacts of the new mass.
- The existing front setback on the first and second floors will remain unchanged. The front is not affected as a result of the addition.
- The second floor addition will be set back from the sides of the house and respect adjoining properties.
- The existing garage and driveway will remain unchanged.

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 500 square-foot addition on the second floor will be located at the rear of the house, behind the existing roof ridge. Thus, the addition will not be visible or higher than the existing roof ridge.
- The overall height of the addition will match the existing building height at 23'-10". The maximum allowed is 32 feet for this zone.
- The roof pitches, building mass and proportions are consistent with the existing house and surrounding neighborhood.
- The facades are appropriately articulated through setbacks, especially at the sides.
- The proposed trellis on the ground floor, windows and shutters appropriately articulate the façade at the side and rear.

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 stucco color and finish proposed for the addition, appropriately matches and integrates with the existing house and the neighborhood.
- The fenestration will be vinyl, sliding and flush mounted. The window color will be white to match and integrate with the existing windows on the house.
- The windows include wood shutters (dark blue) to match existing, which appropriately complements the house.
- The corbels and trellis at the rear appropriately articulate the rear façade. The architectural features will painted which to match the accent color on the house.
- New composition shingle roof (brown/red color) to match exiting is appropriate.

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, Milca Toledo, at 818-937-8181 or via email at mitoledo@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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **April 22, 2016,** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

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, Milca Toledo, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
PL:JP:MLT