glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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July 8, 2016

Abraham Chilingaryan
1365 Raymond Avenue
Glendale, CA 91201

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1605343
1365 RAYMOND AVENUE

Dear Mr. Chilingaryan,

On July 8, 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 add 445 SF to the front of the existing 1,765 SF, one-story, single family house and convert a portion of the existing oversized 2-car garage to habitable area on a 8,267 square-foot lot in the RI (Residential) Zone, Floor Area Ratio District I, located at 1365 Raymond Avenue.

CONDITIONS OF APPROVAL:

1. All new planters at front façade shall be drought tolerant.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The site planning will remain in a similar configuration as existing, yet the new addition will bring the residential portion closer to Raymond Avenue (61'-6" existing setback to 38'-0" new street front setback). The remodel will include expanding the existing dining room by 445 SF to create a new formal living/dining room. The garage location will remain the same with a 33' setback. The existing garage will still be closer to the street and in front of the proposed addition.
- No changes are proposed to the existing oversized 2-car garage location and driveway. A small interior portion of the garage will be converted to a front closet, leaving a 20' garage width still in compliance with code standards for a 2-car garage.
- No new landscaping is proposed at the front, other than the planters, which will soften the transition between the house and landscape. The amount of existing landscaping at the front is sufficient, in terms of code standards and complimenting building design in all required setback areas. The existing landscape at the rear will remain as is. A condition of approval is recommended requiring all new planters at the front to be drought tolerant.
- A walkway is depicted along the front elevation in the perspective drawing, yet the site plan shows only landscaping; applicant to clarify.
- While the existing boundary wall will remain, new wooden gates at the sides of the house are proposed. The front yard will maintain its open appearance towards the street since the gates will be behind the front yard setback.

Mass and Scale – The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The mass and scale of the one-story addition will be compatible with its existing structure and surrounding houses. The existing houses on Raymond Avenue are primarily one-story.
- The addition at the front is well articulated by the bay window and is setback from the garage wall, helping break up the overall mass.
- There will be no change in the overall existing height of 14'-6".
- The existing garage is a front-facing gable, with a 4:12 pitch, while the new addition at the front features a side gable roof with a 3 ½ :12 pitch. The difference in pitch is not significant since the orientation of gables complement each other. In this case, the variation of pitches provide visual interest and provide appropriate scale and proportion for the structure.

Building Design and Detailing – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The proposed addition will be architecturally consistent with the existing traditional style of the house.
- The new entryway will be closer to Raymond Avenue and be well integrated into the overall building design, by creating a recess for visual interest and a sense of arrival to the structure.
- The existing sliding aluminum windows (commonly installed in buildings built in the 1960s and after) will remain. All new windows on the addition will be fiberglass, a combination of sliding & fixed, and nail-in construction, which will be appropriate to the style and period of the house.
- The addition will be stucco, keeping consistency with the existing house. A "French White" color will be used to paint the existing house and match the addition. A brown composition shingle roof will be installed, complementing the house by providing contrast between light and dark colors. Ledger stone wainscoting will be added on the base of the front façade to provide additional texture and enhance the overall appearance, and will terminate at appropriate locations.
- Based on the traditional style of the home, the proposed walkway paving material (concrete) will relate to the overall architectural design of the building. There will be no change to the existing driveway material.
- Downspouts will be appropriately placed on the south elevation. A new cricket will be formed due to the new configuration of the roof, requiring a downspout. A second downspout will be placed to west of the bay window at the front façade.

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, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@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 **July 25, 2015** 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, **Danny Manasserian**, 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, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
PL:JP:dm