glendale california

City of Glendale
Community Development Department
Planning Division

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October 6, 2016

Patrick Baraty
1819 Sunshine Court
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1616533
1819 SUNSHINE COURT

Dear Mr. Baraty,

On October 6, 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 add 84 SF to the first story and 625 SF to the second story of an existing 2,262 SF, two-story, single family house on a 10,100 SF lot in the RIR (Restricted Residential) Zone, Floor Area Ratio District II, located at 1819 Sunshine Court.

CONDITIONS OF APPROVAL:

1. Provide drawings showing roof drainage plan and elevations with gutters and downspouts for staff review.
2. Rendered elevations of front façade do not allow visible clarity of columns. Provide an elevation drawing to verify design consistency by design staff.
3. Windows with internal grids at front façade of garage should be replaced to match new windows.
4. Omit the sliding door and second floor balcony located on north elevation.

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 building footprint will remain in a similar configuration as existing. Expanding the size of the guest room on the first story will not bring the residential portion closer to Sunshine Court, as the addition will be located behind existing columns and remain 36'-11" away from the front property line. The second story addition will include expanding bedrooms #2 and #3 towards the street and adding bedroom #4 above the 1st floor expanded guest bedroom.
- No changes are proposed to the existing 2-car garage location and driveway. A small portion of the sundeck above the garage will be converted to floor area but will not affect the interior dimensions of the garage. The current dimensions of the garage are in compliance with code standards for a 2-car garage.
- No new landscaping is proposed. The amount of existing landscaping on the lot is sufficient, in terms of code standards and complimenting building design in all required setback areas. The existing landscaping/shrubbery on the existing garage façade will remain.

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 addition will be compatible with the existing structure and the surrounding houses on Sunshine Court that are primarily two-story.
- The proposed addition follows the existing topography of the site. The lot slopes upwards at the rear, where there will be no change to the house. The addition will be located at the front, where the lot is relatively flat and there is no change in elevation.
- The first story addition will be located behind the existing columns. The second story addition will consist of expanding two existing bedrooms and building a new bedroom, which will add mass (625 SF) to the second floor. To diminish the size and scale, vertical elements, that include sliding doors and taller 3' x 5' windows with Juliet balcony guardrails, have been added. Also, bedroom #4 will be offset by two feet from the rest of the building to break up an otherwise expansive façade.
- There will be no change in the overall existing building height of 23'-7".
- The existing two-story house has side-facing gables. The new second story roof will be consistent with the overall building design by having the same pitch of 4:12 and maintaining a side-facing gable roof form. Also, the second story roof line will be 1'-9" lower than the existing roof line to minimize the mass and achieve a more proportional front façade.

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 contemporary style of the house.
- The existing recessed entryway will remain in its existing location.
- All new windows of the addition will be fiberglass, wood, and a combination of sliding, fixed and single-hung, and nail-in construction.
- The exterior wall will be stucco for consistency with the existing house. A combination of light and dark brown paint colors will provide visual interest. The right side of the front façade (bedroom #4 & first floor below) will be painted dark brown and feature a stone veneer at the first floor. The remaining house will be a light brown similar or matching the existing color.
- The proposed clay tile roof at the second floor addition will match the existing clay tile.
- Stone veneer will be added on the right side of the front façade to break up the mass and scale of the two story house. The natural earth-tone color of the stone veneer will complement the tile and stucco finish colors of the existing structure and blend with the neighborhood context.
- There will be no change to the existing driveway or walkway materials.
- The proposed balcony will be adjacent to the neighbor's garage, and will not create a privacy concern.
- Drawings do not show downspouts. A condition of approval is recommended that the applicant clarifies how storm water is treated and if an on-site drainage system shall be provided.

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.

RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. **The second floor sliding door located along the north elevation faces the neighbor's property and impedes upon their privacy.**

   A condition of approval has been added requiring the applicant to omit the proposed sliding door and second floor balcony to alleviate privacy concerns brought up by the adjacent neighbor.

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 **October 27, 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, **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:KA:dm