

September 8, 2014

Asik Menachekanian
3467 Ocean View Blvd, Unit H
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1410554
807 Moorside Drive**

Dear Mr. Menachekanian,

On September 8, 2014, 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 construct a first and second story addition at the north end of an existing two-story house located on a level pad upslope from Moorside Drive in the R1R Zone, Floor Area District III at 807 Moorside Drive.

CONDITIONS OF APPROVAL - None

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The project proposal is a first and second story addition to an existing two-story house located on a level pad approximately 134 feet upslope from the terminus of a cul-de-sac on Moorside Drive. It will consist of a new third-car garage adjacent to the existing two garages at the ground level and a 705 square-foot second-floor master bedroom above them. The addition meets the intent of the Design Guidelines because the second story addition will be partially located on top of and continue in line with the existing house and garages and within the building pad footprint. It will also be constructed at the north end of the existing pad and house which is the farthest location from the nearest neighbor to the east. No alteration of the existing topography and landscaping is proposed. The new garage will be fully accessible from the existing driveway.

Mass and Scale – The addition to the first and second floors is located at the north end of the existing two-story house and it is designed to fit well within the massing of the existing building form. The project meets the intent of the Guidelines because the addition will step back modestly from the face of the existing house and will be properly scaled and proportionately dimensioned and articulated to visually match it. The Tudor-style roofline configuration continues to the new addition. The roof line will be lower than the existing house and provides a balanced transition between the existing and proposed building forms.

Building Design and Detailing – The Tudor design is the prevailing architectural style in the neighborhood. The proposed addition will match the existing building's Tudor design including its variety and quality of finishes, colors and materials. The intent of the Design Guidelines is being met by continuing the high level of quality found in the existing house design and in the houses found in the neighborhood.

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, Chris Baxter, at 818-937-8162 or via email at cbaxter@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The project proposal is a first and second story addition at the north end of an existing two-story house located on a level pad upslope from Moorside Drive.

CONTEXT

GENERAL PLAN: Land Use Element: Very Low Density Residential. The proposal complies with the Zoning Code and General Plan and Land Use Element.

ZONE: R1R-II Residential.

ENVIRONMENTAL CONSTRAINTS:

- CEQA Status: Exempt per CEQA Guidelines, Section 15303, Class 1, Existing Facility.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	SR Special Recreation	Vacant hillside
South	R1R-III	Single Family Dwelling
East	R1R-III	Single Family Dwelling
West	SR Special Recreation	Vacant hillside
Project Site	R1R-III	Single Family Dwelling

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for single-family developments on November 29, 2011. Design considerations discussed below analyze a project's overall site planning, its mass and scale, and its architectural design and detailing with a purpose to ensure that the development is of high quality, relates to its neighbors and enhances the overall built environment. The houses in this neighborhood have similar Tudor designs and massing.

Comparison of Neighborhood Survey –

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	48,352 sq. ft.	8,650 to 36,080 sq. ft.	48,352 sq. ft.
Setback	43 ft.	20 ft. to 110 ft.	134 ft.
House size	3,806 sq. ft.	3,093 to 7,431 sq. ft.	4,103 sq. ft.
Floor Area Ratio	0.26	0.09 to 0.39	0.086
Number of stories	100% of homes are 2-story	2-story	2-story

1. Site Planning –

Building Location: The third car garage at the first floor and the master bedroom addition at the second floor are located at the north end of the existing building continuing in line with the existing house on the existing pad. The location of the garage and room addition is sensitively located away from the neighbors.

Landscaping, Yards and Usable Open Space: The building pad will not be altered. The existing topography and the 75 percent landscaping will remain.

Garage Location and Driveways: A third car garage is proposed next to the existing two car garages and will be directly accessible from a 134-foot long paved driveway accessed from Moorside Drive.

2. Mass and Scale – The addition is designed to fit well within the massing of the existing building form. It is properly scaled, proportionately dimensioned and articulated to visually match the existing house. The Tudor-style roof line will step-down from the existing roof and provide a balanced transition between the existing and proposed building forms.

Relate Buildings to Existing Context: The two-story addition will be located at the north end of the existing two-story house. It steps back from the face of the existing house and through the appropriate use of balconies, wall articulation and a lower roof element is designed to fit well within the massing of the existing building form and design. The roof line of the addition will be lower than the existing house and continues inline with the overall roof structure. The addition and the existing, including the roof structures, provide a balanced transition between the building forms.

Scale and Proportion/Monumentality: The proposed house addition and the new detached garage are comparable to the existing mass, scale and proportions. The new Tudor roof form is lower than the existing and provides visual interest and is at an appropriate scale.

Roof Forms: The roof forms and slopes for the house addition and new garage will match the existing house.

3. Design and Detailing – The addition meets the intent of the Design Guidelines through the consistent use of colors, textures and materials that reinforce the building's overall Tudor design. Continuing the existing Tudor design also complements the high level of quality found in this predominantly Tudor-style neighborhood.

Finish Materials and Colors – The following finishes and materials will match the house:

- Roof tile - Flat gray concrete
- Stucco – Machine applied off white
- Wood trims and rafters – brown
- Thin brick veneer – Two-tone brownish red.
- Railing - Metal railing color dark brown.
- Metal gutters and downspouts – brown

Windows and Doors –

- Aluminum – dark brown, external grids, slider and single-hung windows
- Aluminum garage doors – beige

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 **September 23, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.glendaleca.gov/home/showdocument?id=11926>

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

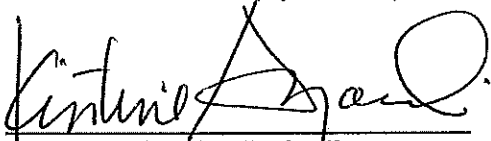
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Chris Baxter, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and 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, Chris Baxter, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baxter directly at 818-937-8162 or via email at cbaxter@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development

A handwritten signature in black ink, appearing to read "Hassan Haghani", written over a horizontal line.

Urban Design Studio Staff

HH:ceb