

September 4, 2014

Raffi Gagossian
3018 Honolulu Avenue
Glendale, CA 91214

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1406647
4710 Lowell Avenue**

Dear Mr. Gagossian,

On September 4, 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 add a 1,098 square-foot single-story addition facing the street along the west side of the existing 1,062 square-foot single-story house located on a 10,020 square-foot lot in the R1 Zone, Floor Area District II located at **4710 Lowell Avenue**, in the City of Glendale, County of Los Angeles.

CONDITIONS OF APPROVAL: None

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The addition to the house on the side street elevation will bring the expanded house closer to the north edge of the lot, while maintaining the existing street setback from Glenwood Road. The proposed site plan is consistent with the character of other residences in the neighborhood and with the intent of the Design Guidelines.

Mass and Scale – The one-story addition to the house is sensitive to the height, roofline, mass and scale of the existing one-story house, as well as the mass and scale of neighboring one-story homes.

Building Design and Detailing – The addition has been designed to be an extension of the existing Ranch style house in terms of color, material, window configuration and design. As conditioned, the proposed windows will match the single- and double-hung wood windows with horizontal muntins, set within wood frames with wood sills. The proposal's design and detailing are comprised of good quality materials, colors and details, and will be internally consistent with the existing architecture and compatible with the design character of neighboring homes and with the intent of the Design Guidelines.

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, Vista Ezzati, at 818-937-8180 or via email at vezzati@glendaleca.gov.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is proposing to add a 1,098 square-foot, single-story addition to the street side of an existing 1,062 square-foot, single-story house. The addition will

match the existing house's Ranch style, color and materials. Once the addition is completed, the overall house area will be 2,160 square feet. The existing two-car, detached garage will remain "as is".

CONTEXT

GENERAL PLAN: Land Use Element: Low Density Residential. The project complies with the intent and General Plan and Land Use Element.

ZONE: R1-II Low Density Residential.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: None.
- Historic Preservation: The staff reviewed the existing house with the City's Historic Preservation Planner. The house does not meet the criteria for listing on any National, State, or Local Register for Historic Resources, and it is not considered a historic resource under the California Environmental Quality Act (CEQA).
- CEQA Status: Exempt.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1-II	Single Family Dwelling
South	R1-II	Single Family Dwelling
East	R1-II	Single Family Dwelling
West	Los Angeles County	Single Family Dwelling
Project Site	R1-II	Single Family Dwelling

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for single-family developments in November 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 were designed in a variety of conventional styles.

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	13,157 sq. ft.	5,144 – 40,296 sq. ft.	10,020 sq. ft.
Setback	28'-6"	22' to 40'	25'
House size	1,918 sq. ft.	988 to 3,825 sq. ft.	2,160 sq. ft.
Floor Area Ratio	0.17	0.06 to 0.36	0.22
Number of stories	71% of homes are single-story	1 to 2-stories	1 story

1. Site Planning – The existing 1,062 sq.ft. house is on a corner lot located on Lowell Avenue and El Moreno Street. The 1,098 sq.ft. addition is proposed to expand the house along El

Moreno Street; the addition will feature a 6'-0" street-side setback from the property line along El Moreno Street and will remain in line with the house as set back from Lowell Avenue. The existing, attached two-car garage is accessed off the driveway along Lowell Avenue and will remain "as is". The new addition will be somewhat visible from Lowell Avenue. Presently there is an existing 6'-0" high block wall along El Moreno Street that will limit the visibility of the applicant's proposed addition. The site plan is consistent with the placement and construction of other residences in the neighborhood and is consistent with the intent of the Design Guidelines.

Building Location: The single-story addition will be attached to the side of the existing house and will continue inline with the existing setback from El Moreno Street providing the code required 6'-0" street-side setback. The addition will provide an approximately 30'-0" setback from the street front along Lowell Avenue. The existing, attached garage will remain "as is" and the existing rear yard area will be reconfigured to provide additional landscaping.

Landscaping, Yards and Usable Open Space: Code requires a minimum 40% landscaping. A total of 44% of the property will remain landscaped. The size of the usable yards and open space will be reduced to accommodate the new addition to the house. The applicant has proposed to reconfigure the landscaping in the front yard facing Lowell Avenue by removing an existing asphalt walkway that currently dominates the street front elevation.

Garage Location and Driveways: The existing attached, two-car garage facing Lowell Avenue on the corner lot is consistent with the typical location of garages in the neighborhood. No changes are proposed to the garage or driveway.

Site Walls: No changes to the fences and walls are proposed at this time.

2. Mass and Scale – The 1,098 sq.ft., single-story addition's height, roof pitches, building mass and proportion match the existing house. The proposed massing for the house is compatible with the existing development and is consistent with the Design Guidelines.

Relate Buildings to Existing Context: The proposed addition to the house will continue the same roofline form and design as the existing single-story house. Currently the house is setback approximately 32'-0" from the street front and 17'-0" from the street side. The applicant's proposal will provide a 30'-0" street front setback and a 6'-0" street side setback; because of the existing 6'-0" block wall along El Moreno Street the addition, which meets minimum street-side setback standards, will have limited visibility from the street.

Scale and Proportion/Monumentality: The proposed house addition is comparable to the existing mass, scale and proportions. The addition to the existing house will not change its overall height of 19'-6".

Roof Forms: The hipped roof form and slope for the house addition will match the existing house.

3. Design and Detailing – The intent of the proposal is to provide a reasonable addition to the house that will match the existing house's architecture and materials.

Windows and Doors –

- The addition will have vinyl block-frame, double-hung and slider windows with clear glass. The windows will be recessed and have wood frames and sills to match the existing conditions, as depicted on the submitted plans. The new windows will be compatible with the window operation and installation typical of Ranch-style homes of this era.

Finish Materials and Colors –

- Asphalt shingles will be installed to match the existing shingles.
- La Habra stucco will be applied to the addition to match the existing building exterior treatment and color.
- Brick veneer siding along the front elevation will be applied to match the existing conditions.
- Wood fascia is proposed to match the existing.

Paving Materials –

- The applicant is proposing to remove an existing asphalt walkway along Lowell Avenue and replace it with landscaping. No other changes are proposed to the hardscape and driveway.

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 Planning Commission 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 **SEPTEMBER 19, 2014** 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, Vista Ezzati, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at vezzati@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development



Urban Design Studio Staff

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