glendale california

City of Glendale
Community Development Department
Planning Division

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January 23, 2018

Armen Tutundzhyan
3786 La Crescenta Avenue #201
Glendale, CA 91208

RE: 1121 WINCHESTER AVENUE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1725195

Dear Mr. Tutundzhyan:

On January 23, 2018, 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 new, 2-unit, 4,121 square-foot, two-story, multi-family residential building with attached garages on an approximately 7,396 square-foot lot located at **1121 Winchester Avenue** in the R-2250 Zone. The proposal includes demolition of the existing one-story ,1,317 square-foot single-family dwelling (originally constructed in 1936), and demolition of the existing detached garage at the rear.

CONDITIONS OF APPROVAL:

1. Submit a lighting plan for staff review and approval.
2. Revise drawings to identify the location of the trash storage area, and the mechanical equipment.
3. Revise the proposed window operations to provide better design consistency.

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 new two-unit multi-family building will face Winchester Avenue. Along this portion of Winchester Avenue the setback ranges from approximately 20'-0" for newer developments to 25'-0" for the older developed properties. The proposed 20'-0" minimum street-front setback for this project is consistent with the development pattern of the newer developments on this block.
- The two new units are attached via a second floor private balcony for the rear unit. The proposed lot coverage is 46.1%, below the maximum 50% limit for this zone.
- The grade-level garages are accessed from Winchester Avenue via a new driveway that will feature a Hollywood style design with a landscape strip that separates the tracks of the car and helps reduce storm-water runoff. The new garages are appropriately

screened from the street by the new development and are incorporated into the overall design.

- The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping used to create functional and usable common and private outdoor spaces.
- A new 6'-0" tall boundary wall fence is proposed along the northerly and westerly property lines. These new walls will be a split-face concrete block in a grey color.
- The trash storage area, mechanical equipment, and lighting are not identified on the drawings. Staff is recommending conditions of approval that the drawings be revised to identify these items.

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

- The property is located in a medium-density residential zone where the neighborhood is comprised of predominantly multi-family development along Winchester Avenue, ranging in height from 1 to 4 stories. There is single-family development in the area, primarily to the north along Glenwood Road. To the south of the property, along West Glenoaks Boulevard, there is commercial development.
- The project's massing is broken up by recessed building forms and geometric volumes which is especially appropriate along the long façades as it breaks up the mass and accentuates the design to minimize a boxy profile.
- The overall height of the new two-story development will be 28'-6", where the maximum height permitted is 31'-0" for a development with a pitched roof.
- The proposed hipped roof forms are compatible with the style of the development and help minimize the massing of the new buildings. Additionally, the use of a 4:12 roof pitch is consistent throughout the design of the new development. There is a second floor patio between the front and rear unit that also features a wood trellis that connects the two buildings, but minimizes the mass and length of the overall development.

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

- Overall, the consistent use of materials and colors throughout the project helps to reinforce the design.
- The surrounding neighborhood features an eclectic mix of architectural styles, and as such, the proposed design of the new development is appropriate.
- The entryways for each unit are well integrated into the design, and avoid a sense of monumentality. Both unit entries are well defined, featuring a recessed doorway with a single-door entry. The front unit features a single-door entry and a sidelite. The new entry doors will be black fiberglass, and feature glazing.
- The new windows will be block frame, fiberglass with a black finish, clear glass, and recessed in the openings with wood sills and frames. As discussed above, the proposed window operations are not consistent with the design and staff is recommending a condition of approval that this be revised to be more regularized.
- The large second floor patio for the rear unit features a wood trellis roof and wood railings and screens with a horizontal pattern to provide better privacy. Additionally, the new railings for the balconies of the two units will be wood with a horizontal pattern.

- The proposed materials for the new development include an asphalt shingle roof, horizontal cement siding, smooth plaster wall finishes in three accenting colors, and horizontal wood railings.

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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

One comment letter was received during the public comment period. The letter was from Abundant Housing LA in support of the project.

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 Historic Preservation 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 **February 7, 2018** 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,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

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