glendale california

City of Glendale
Community Development Department
Planning Division

633 E. Broadway, Room 103
Glendale, CA 91206-4836
Tel (818)548-2140 or (818)548-2115
Fax (818) 240-0392 glendaleca.gov

March 21, 2018

Sevak Agazarian
521 Salem Street
Glendale, CA 91203

**RE: 521 Salem Street**
**Design Review PDR1724981**

Dear Mr. Agazarian:

On March 21, 2018, 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 proposing to construct a new 2-story, 2,093 square-foot unit with an attached 2-car garage at the rear of the lot. Proposed for the existing 928 square-foot front unit built in 1922, is replacement of all windows, a front façade remodel and demolition of the existing 1-car garage and replacement with a new 2-car garage. The property is located on a 6,977 square foot lot in the R2250 (Medium Density Residential) Zone at **521 Salem Street**.

## CONDITIONS OF APPROVAL

1. Move the front gate behind the facade of the house and provide details of the fence and gate that utilize a solid material in order to provide screening of the trash area.
2. Provide a lighting fixture cut sheet.
3. Provide a section drawing showing that the air conditioning units are enclosed within the roof.

## SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

### Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The site planning is consistent with the neighborhood, which is a mix of single family and multi-family dwelling units, and the garage location is maintained behind the house.
- The front unit footprint will remain at approximately 25 feet from the street, which is consistent with the surrounding neighborhood.

### Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed massing and scale of the new two-story second unit is appropriate as it is located at the rear of the lot and the existing single-story house is maintained and in keeping with the neighborhood.

- The traditional style architecture of the new rear unit is consistent throughout and the existing house will be remodeled to be compatible.
- The second floor of the new unit is setback from the first floor and the various roof forms, rafter tails, and front porch create an interesting roofline that helps break up the overall massing.

**Building Design and Detailing**

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The design of the proposed remodel matches the proposed unit in color, materials and roof form.
- The silver gray stucco, silver lake trim and fascia, white Milgard windows, Black Forest Coronado ledgestone are appropriate for the style of house and the neighborhood homes.
- The driveway area and front walkway incorporate a decorative paving material that is compatible with the style of the house.

## RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. One comment in support of the project was received.

**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, Kathy Duarte, at 818-937-8163 or via email at KDuarte@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 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 **April 5, 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**

## 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, Kathy Duarte, 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at KDuarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

KA:KWD

Cc: Hamlet Sadekyan, stu3Dio, 111 E. Cedar Ave. Suite 202, Burbank, CA 91502