glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
www.glendaleca.gov

May 30, 2018

Nareg Khodadadi
213 N. Orange Street Unit E
Glendale, CA 91203

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1729505
3463 HONOLULU AVENUE

Dear Mr. Khodadadi,

On May 30, 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 1,183 square-foot addition and 700 square-foot attached two-car garage to an existing one-story, 700 square-foot single-family residence (constructed in 1936) on a 6,560 square-foot lot, zoned R1 Floor Area District II, located at **3463 Honolulu Avenue**.

CONDITION(S) OF APPROVAL:

1. Paving material of the new driveway should be identified and reviewed by staff prior to building plan check submittal.
2. The ground cover at the front and street side yards are to be relandscaped with a variety of low or very low water-use California-friendly plants to enhance the appearance of the property.
3. Recessed windows with wooden sills and surrounds should be implemented at elevations visible from the streets to match the rendered perspective.
4. A window/door section shall be provided to demonstrate the installation method to be used for the combination door/windows implemented at the attached garage and west elevation.
5. Horizontal siding should be added at the street facing gables to reinforce the overall building design and detailing.
6. Revise drawings to show locations of gutters and downspouts for staff review and approval prior to plan check submittal.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The existing building footprint will be expanded at the rear, street side and street front in manner that is compatible with the corner lot and consistent with the site planning of nearby properties.
- A new attached, two-car garage is proposed at the north portions of the lot and will be accessed via a new driveway from Frederick Avenue. The garage location is away from Honolulu Avenue, which is consistent with neighborhood pattern.
- The applicant proposes to maintain the existing landscaping throughout the property. The project site is currently occupied with dirt patches, dry grass, weeds, a deodar tree, palm trees and various shrubs and bushes throughout the property. A condition has been included that the ground cover at the front and street side yards to be relandscaped with a variety of low or very low water-use California-friendly plants to enhance the appearance of the property.

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

- The proposed one-story additions to the existing dwelling are appropriately designed and integrated within the project, and relate well with the building concept, neighborhood pattern, and relationship to the street corner.
- The existing gabled roof will be removed and replaced with a larger gabled roof that will span across the existing dwelling and additions. Overall mass viewed from Honolulu Avenue is reduced because the dwelling is designed with three successive gables and side facing gable above the garage facing Frederick Avenue.
- The maximum height of the dwelling will be 18-feet, 5-inches and is designed well to complement the surrounding neighborhood context.

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

- The front entry of the existing single-family dwelling will be reoriented away from Honolulu Avenue and redesigned facing Frederick Avenue. The new front entry will be recessed two-feet to provide a sense of arrival to the structure and will include a white trellis that enhances and complements the design of the building.
- The project incorporates design details that are complementary to the desired style of the single-family dwelling, such as a cultured stone veneer at the base, fine textured stucco and asphalt shingles.
- As conditioned, the design of the windows and doors coordinate well with the architectural design of the building.
- As conditioned, the incorporation of siding at the gables will provide additional texture, shadowing and overall visual interest to the project.

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, Dennis Joe, at 818-937-8157 or via email at djoe@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 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 June **16, 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, **Dennis Joe**, 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, Dennis Joe, for stamp and signature prior to submitting for Building plan check. Please contact Dennis Joe directly at 818-937-8157 or via email at djoe@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

EK:DJ