glendale california

City of Glendale
Community Development Department
Planning Division

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September 27, 2018

Ms. Anet Minasians
2255 Honolulu Avenue, Unit 1A
Montrose, CA 91020

RE: **1420 ALLEN AVENUE, GLENDALE, CA 91201**
ADMINSTRATIVE DESIGN REVIEW CASE NO. PDR 1807081
REVISED DECISION LETTER

Dear Ms. Minasians:

On August 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 add approximately 800 square feet (SF) to an existing one-story, 1,545 SF single-family dwelling (originally constructed in 1938), located on a 9,840 SF lot in the R1 (Floor Area District I) zone, addresses as **1420 Allen Avenue**. The project scope includes a window change-out throughout the existing house, a new pool and backyard remodel, and a new detached 500 SF accessory dwelling unit (ADU) behind the existing garage. The style of the house will change from Minimal Traditional to a more contemporary finish. This letter is a revision to the original August 23, 2018 decision letter.

CONDITIONS OF APPROVAL:

1. Remodel the existing garage to match the materials and colors of the remodeled residence.
2. Relocate the driveway gate to be behind the front building façade.

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 additions to the existing house will modify the building footprint in an appropriate manner. A 42 SF addition is proposed to the front of the house, while the remaining 766 SF will be added at the rear to emphasize a U-shaped configuration with central courtyard.
- With the addition to the front, the existing street front setback along Allen Avenue will remain unchanged at 35'-10" feet. The interior (south-westerly side) setback for the addition will be four feet, which complies with minimum interior setback for a one-story addition to a house less than 20-feet in height, per the Zoning Code. The new detached accessory dwelling unit (ADU) complies with the minimum five-foot setback for ADUs.
- The existing detached, two-car garage (facing Allen Avenue) and driveway will remain unchanged.
- The majority of the existing landscaping in the front and the dense shrubbery around the perimeter of the lot will remain, while a new pool, pool deck and courtyard are proposed for the rear. Any new landscaping installed on-site should be drought tolerant.

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

- The proposed one-story additions to the existing one-story house appear appropriately sized and scaled, and since the majority of the project is located at the rear of the residence, the remodeled and expanded house will not result in an overwhelming presence on the lot facing Allen Avenue.
- The two additions at the rear of the residence have extensions of the existing, 3½":12" gabled roof ridges, while a new geometric building frame is proposed atop the front addition and entryway facing Allen Avenue. The central portion between the two extensions has a shallower slope (2"/12") to better transition to the existing roof system. The overall roof form works, given that the additions do not extend above the existing, highest ridge. The proposed low-profile massing of the additions are compatible with the existing house.
- The overall height will be 17'-5", given the slight drop-off in the building pad across the lot, though the height of the overall roof ridge will remain the same as existing.
- While the proposed contemporary design of the project is more modern than the surrounding properties, the one-story building mass and proportions are consistent with the existing house and appear compatible with the existing residences in the neighborhood, where all of the homes in the survey area are one-story.

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

- The project consists of a façade remodel that changes the overall style of the existing Minimal Transitional house to a contemporary design. While more modern than most Minimal Traditional houses in the surrounding neighborhood, the overall style is carried throughout all elevations and the massing of the one-story project remains compatible with the neighboring residences.
- The exterior treatment includes smooth trowel finished plaster, wood siding, aluminum casement windows, standing seam roofing, wood trellis and fencing, and precision block planters. The materials appear high-quality and are appropriate for the design.
- All new windows and doors will be dark bronzed aluminum, nail-in, primarily casement in operation, consistent with the contemporary style. Minimal windows are proposed for the bedrooms along the south-westerly façade facing the interior neighbor, while the majority of public spaces (great room, dining room, etc) have windows that open either to the front street or rear yard of the residence, oriented away from the neighboring properties.
- The contemporary project features a color palette of grey plaster walls and grey standing seam roof, which are offset by the white geometric band element on the front, the warmer wood siding accent walls on all four elevations, and the white wood trellis at the rear. The greys are a bit darker than the surrounding lighter colored elevations, the subdued colors at least will not stand out in the neighborhood.
- Though not identified on the plans, the existing garage should be remodeled to match the colors and style of the remodeled residence.

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, Vilia Zemaitaitis, at 818-937-8154 or via email at vzemaitaitis@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

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 **October 12, 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.

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, **Vilia Zemaitaitis**, 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, Vilia Zemaitaitis, for DRB stamp and signature prior to submitting for Building plan check. Please contact Vilia Zemaitaitis directly at 818-937-8154 or via email at VZemaitaitis@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Jay Platt, Urban Design Studio Staff

JP:vz