



October 8, 2018

Armen Abgaryan
336 North Central Avenue, #9
Glendale, CA 91207

**RE: 1525 Moreno Drive
Design Review PDR1811304**

Dear Mr. Abgaryan:

On October 8, 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 proposing to add 1,148 square-feet and a new attached 2-car garage, remodel the interior, and install new windows and a new roof at an existing one-story, 2,214 single-family house (built in 1950), on an 18,752 SF lot, zoned R1R (Restricted Residential) Zone, FAR District II at **1525 Moreno Drive**.

CONDITIONS OF APPROVAL

1. Provide decorative driveway material for staff review and approval, as well as driveway slope section.
2. Provide a cut sheet depicting the proposed roof tile and porcelain-tile wall cladding for staff review and approval prior to permit issuance.
3. Show the location of the new air conditioning unit, tankless water heater, trash storage, and downspouts for staff review and approval.
4. Provide lighting details.
5. Protective fencing shall be installed and maintained at the drip line of the oak on site or a line of fencing installed separating the oak from the construction area.
6. Protective fencing shall be installed and maintained at the drip line of the off-site oak, unless photo and plan documentation send to Forestry shows that the "protected zone" of the off-site oak is sufficiently distant from the construction zoned and protected by the perimeter fence.

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 property is a through lot and the proposed addition toward Orosco Drive will be on a previously graded area and meet the required street front setback.
- The driveway and garage will be generally in the same location with access from Orosco Drive.
- The existing pool, landscaping, walls and fences will remain, except for the landscaping that will be removed for the addition. No new walls will be added.

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 one-story addition is appropriately proportioned and fits in with the existing design, which maintains the low-lying character of the house in keeping with the neighborhood character.
- The addition is located on an existing flat portion of the lot at the rear of the house and does not alter the land form.
- The site topography and one-story horizontal orientation of the house help the addition avoid any negative impact on adjacent properties.

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 new vinyl windows with dark brown frames and sills, the new dark brown tile roof with existing slope, the new porcelain tile at the front and rear entries and column bases, and the smooth stucco finish will provide a consistent modern-style update for the existing residence and keeping with the neighborhood character.
- The new trellis ties the roof edge together, and together with the new porcelain tile, provides a focal point for the rear entry, which serves as the primary entrance.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. No comments were 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 **October 23, 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

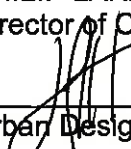
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Kathy Duarte, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and 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: David Salamanyan, Property Owner