glendale california

City of Glendale
Community Development Department
Planning Division

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December 3, 2018

Mike Geragos
2155 Verdugo Boulevard #614
Montrose, CA 91020

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1820995
1431 GREENBRIAR ROAD

Dear Mr. Geragos:

On December 3, 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 build a new 426 square-foot 1-car parking garage, attached to an existing 2-car garage, at the front of an existing 3,136 square-foot, two-story, single-family dwelling (originally constructed in 1966), on an approximately 25,393 square-foot lot located in the R1R Zone, Floor Area District II, located at 1431 Greenbriar Road.

CONSIDERATION:

1. To minimize the appearance of the wide driveway, consider using decorative permeable pavers similar to existing decorative pavers.

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 site planning will remain in a similar configuration as existing, with the third garage space located behind the existing garage location and 10'-1" from the interior property line. There will be no change to the existing street front setback since the third space will be recessed behind the existing garage and house.
- No changes are proposed to the existing 2-car garage. The third parking space will be built towards the west. The new garage will be fully integrated with the overall concept of the house by breaking the mass of the garage into two parts and recessing the newer portion back. The garage doors will be facing the street, consistent with the previous design.
- No new landscaping is proposed at the front or rear. The amount of existing landscaping at the front is sufficient, in terms of code standards and complimenting building design in all required setback areas.
- The existing retaining wall towards the west will remain.

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

- The mass and scale of the additional parking space will be compatible with the existing structure and surrounding houses. The new enclosed parking space is well articulated by being recessed, helping break up the overall mass.
- There will be no change in the overall existing height of 26'-10".
- The existing garage is a front-facing gable, with a 5:12 pitch. The new garage will feature a side-facing gable with a 3 ½:12 pitch. The variation of a front-facing gable and a side-facing gable provide visual interest and appropriate scale and proportion for the structure.

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

- The proposed garage addition will be architecturally consistent with the existing Spanish Colonial Revival style of the house.
- The new garage will be smooth beige stucco, matching with the existing house. A two-piece clay tile will be installed, keeping consistency.
- Consider decorative paving at new area of driveway.

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, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@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 **December 18, 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, **Danny Manasserian**, 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, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

KA:dm