glendale california

City of Glendale
Community Development Department
Planning Division

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January 16, 2019

Asik Menachekanian
3467 Ocean View Boulevard, Unit H
Glendale, CA 91208

RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1824415
1164 OLD PHILLIPS ROAD

Dear Mr. Menachekanian:

On January 16, 2019, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application proposing a 425 SF addition to the first floor and a 375 SF addition to the second floor of an existing 3,493 square-foot, two-story, single family residence with an attached three-car garage (constructed in 1980) on a 11,670 square-foot lot located in the R1R zone, Floor Area District III, located at 1164 Old Phillips Road. The completed house will feature a total of 4,293 SF of habitable area.

CONDITIONS OF APPROVAL:

1. Provide a cut sheet for the proposed light fixtures at entryway.

2. All new street-facing windows are to match the existing, no field-finished foam moldings be used; all keystones visible from the street to be omitted, and a vertical window section shall be provided for staff review and approval.

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, yet the new addition will bring the residential portion closer to Old Phillips Road by 15'-0". The new expanded front entryway will reduce the front setback from 21'-6" to 20'-1". The remodel will provide a larger living room, larger bedroom, and a new closet.
- The existing garage location with a 25'-8" setback will remain unchanged.
- The current dimensions of the 3-car garage are in compliance with code standards and will remain unchanged.
- No new landscaping is proposed. The amount of existing landscaping on the lot meets code standards.

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

- The proposed addition is compatible with the existing neighborhood context of two-story homes relative to height, roofline, and mass and scale. The first floor addition is closer to the street by 15'-0", however it is well articulated and recessed behind the new entry.
- The 375 SF second floor addition is set back 6'-0" from the face of the garage, helping diminish and break up the overall mass appropriately.
- The proposed one-story entry is well integrated into the overall architecture of the structure and avoids monumental proportions.
- There will be no change in the overall existing building height of 26'-0".
- The existing house has side-facing gables with a 4:12 pitch. The new second story addition roof maintains a 4:12 pitch and introduces a hipped roof to reduce and visually diminish the mass and scale of the addition.

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

- The proposed first and second floor addition will be architecturally consistent with the existing Mediterranean style of the house.
- The new entryway will be well integrated into the overall building design; two light fixtures will be installed at the front. A condition of approval has been added to provide a cut sheet for the proposed light fixtures.
- All new windows on the addition and existing house will be vinyl, a combination of sliding, casement, and fixed windows, and nail-in construction, which will be appropriate to the style and period of the house. Staff is adding a condition of approval that all new street-facing windows are to match the existing, no field-finished foam moldings be used, all keystones visible from the street to be omitted, and a vertical window section shall be provided for staff review and approval.
- The front addition will be La Habra (beige) stucco, consistent with the existing house. A matching paint color will be used to paint the portion of the house visible from the street. Light weight "S" shape tiles will be installed to match the existing roof material.

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

The City of Glendale received one email during the pending decision period in regards to a temporary frame plan and view protection.

The intent of a temporary frame plan is to assist the public in visualizing a project's height and mass. Staff does not feel a temporary frame plan is necessary because the proposal is not increasing the height of the existing building nor creating a second story.

The existing building is currently a two-story building. Staff believes the placement of the addition on the first and second floor at the front of the site is appropriate because it respects the adjoining properties through placement of mass and setbacks, as recommended by the Design Guidelines. The City of Glendale does not have a view protection ordinance. Due to the small scale of the addition on the second floor, views enjoyed by neighboring residents would not be significantly impacted.

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 befor**e January 31, 2019** 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