CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

May 16, 2019

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

RE: 1312 DOROTHY DRIVE
Administrative Design Review Case PDR 1904534

Dear Mr. Khodadadi:

On May 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 to construct an approximately 1,350 square-foot one-story addition at the side and rear of an existing one-story, 1,194 square-foot, single-family residence (built in 1927) with a new detached two-car garage (under separate permit) on a 11,340 square-foot lot, zoned R1, Floor Area Ratio District I.

CONDITIONS OF APPROVAL: NONE

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The addition to the side and rear of the existing one-story residence will not alter the site planning significantly and is appropriate to the site and its surroundings.
- There is no change to the front (west) and interior setback of the house on the south side; however, the addition will change the existing interior setback of 11'-3" on the north side (where abuts a parking lot) to 5'-4" which is appropriate to the site and neighborhood.
- The location of the driveway opening will not be changed. The existing concrete driveway will be extended to the new two-car garage, towards the rear of the property. Separate building permits (BCB1823781 and BB1901055) were issued for the removal of the original garage and construct a new two-car garage and an Accessory Dwelling Unit (ADU) attached to the garage at the rear of the property. The locations of the new garage and ADU are appropriate to the site and neighborhood.
- There is no significant change to the existing landscape except for removal of some landscaped areas at the rear of the property to locate a new driveway, garage, and Accessory Dwelling Unit (under separate permits).
- All existing boundary walls (block walls) and gates will remain unchanged.

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

- The addition's roof, building mass, and proportions are consistent with the existing volume of the house and surrounding neighborhood.
- The existing flat roof will be extended to cover the addition. A new gable roof will cover the new patio and addition at the rear of the house. The new roofs integrate with the existing rooflines and forms appropriately.
- There is no change to the overall building height of 13'-6" since the ridgeline of the new gable roof over the new patio cover and addition at the rear of the house, will not be raised to be above the existing roof ridge.

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

- The architectural style and details of the addition including wall finish (stucco), parapet details, and new roof materials (2-piece tile) are consistent with the existing design and architectural details of the house, which is designed in the Spanish Colonial Revival architectural style.
- The new windows throughout the house will be fixed and hung windows. New recessed windows will be brown Vinyl windows with wood sill and stucco adage detail. The placements of the windows are appropriate to the design and architectural style.
- The trash storage area is appropriately screened from the public view

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No public comments were received.

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

May 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 5:00 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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

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Urban Design Studio Staff

JP:ab