



August 21, 2019

Applicant:

Ani Mnatsakanian
409 Irving Drive
Burbank, CA 91504

**RE: 1260 Winchester Avenue
Design Review PDR1904853**

Dear Ms. Mnatsakanian:

On August 21, 2019, 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 753 square feet to the side of an existing 1,452 square-foot single-story house with a detached 2-car garage (built in 1922) on a 11,873 square-foot lot located in the R1-I (Residential) Zone at **1260 Winchester Avenue**.

CONDITIONS OF APPROVAL

1. Provide landscaping along the driveway interior property line for staff's approval.
2. Provide landscaping (i.e., hedge or tall bushes) along the backyard south property line to provide a visual buffer between properties for staff's approval.
3. Amend the vertical window section of typical windows visible from the street to indicate external muntin grids.
4. Revise the drawings to indicate external muntin grids on the addition door facing the street.

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 building footprint will remain in the same location with the new addition at the south side of the house, and will be setback from the front of the existing house and consistent with the surrounding neighborhood.
- The driveway, garage, fences, and front walkway will remain in the same location maintaining the existing trees and landscaping.

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 new roof will be the same height as the existing roof and is in keeping with the house's other gable roof forms.
- The house forms are appropriately proportioned and fit in with the existing design.
- The character defining features of the existing residence, including the front porch and windows will be maintained and incorporated into the proposed project.

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 brown color vinyl windows with wood frames and sills, and composition roof will match the existing colors and materials and are in keeping with the neighborhood character.
- The new windows will be casement to match the architectural style of the house.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. Comments were received regarding privacy concerns. Staff is requiring that additional landscaping be provided to create a visual buffer between the properties.

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 **September 5, 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

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

JP:KWD