CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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glendaleca.gov

February 26, 2020

Claudia Pizarro
8721 Santa Monica Blvd. # 237
West Hollywood, CA 90069

RE: Design Review Case No. PDR 1918507
2181 E. Chevy Chase Dr.

Dear Ms. Pizarro:

On February 26, 2020 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 to expand the existing two-story, 2,648 square-foot single-family house (built in 1931) by adding 1,872 square feet total to the first and second floors (1,168 square-foot addition to the first floor and 704 square feet to the existing second floor) and add 104 square feet to the existing two-car detached garage, thereby creating a three car garage. The total floor area with the addition will be 4,520 square feet located on a 15,335 square-foot lot, zoned R1R-II (Restricted Residential, Floor Area Ratio District II).

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. Submit a window detail showing new and replacement windows recessed within the openings and constructed with a wood frame and sill underneath.
2. Revise the window grid pattern shown on sheets A3.18 and A3.19 to reflect the grid pattern shown on the elevation drawings, which is appropriate to the style of the house.
3. Clarify the drawings to show that the windows at the side facades of the front portion of the house will retain their existing wood windows, as is the case at the front facade.
4. That two-piece Spanish tile be installed on the addition and garage to match the existing Spanish roof tile on the house.
5. That the garage dimensions shall comply with zoning standards for a three-car garage.
6. That the existing chainlink fence located at the front of the property be removed or replaced with a style that is complementary to Spanish Revival archtiecture and does not encroach into any required street front setback areas.

7. Replace the garage doors shown on the elevations with a style that is similar to the existing as-built conditions (e.g., aluminum or wood material with square panels with or without windows). Alternatively, propose a different design for all doors that is complementary to Spanish style architecture.
8. Replace the proposed railings on the second floor (facing Acorn Place) to match the existing design and style of the second floor balcony railing facing Chevy Chase Drive. Consider using the same design for the railings facing the interior of the property.
9. That the drawings be revised to show black color for the existing iron balcony railing at the front (facing Chevy Chase Drive) to reflect the current conditions.
10. That a window schedule, similar to the City's window handout schedule, be included with the plans.
11. Clearly depict all downspouts/gutters on the elevation drawings.
12. Show an appropriate designated trash storage area on the site plan.
13. Show an appropriate designated mechanical equipment area on the site plan.

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 22-foot front setback along Chevy Chase Drive and Chevy Oaks Drive will remain unchanged. Given the property's visible corner location facing three streets, the additions to the first and second floors are appropriately located at the rear portion of the house and meet or exceed all required setbacks.
- The existing detached garage will be expanded towards the property's interior yard in order to accommodate the required third parking space. The existing location of the garage and access via the existing driveway along the east side of the property will remain. Overall, the garage footprint will not significantly change and, therefore, is appropriate to the site.
- Existing driveway, walkways and landscaping will remain. A new swimming pool is proposed along the north side of the property, which is appropriate to the site.
- The existing perimeter fences and site walls at the sides and rear of the property will remain unchanged except for the interior fence adjacent to the driveway, which will be removed in order to accommodate the garage expansion. A new four-foot high stucco wall is proposed adjacent to the driveway facing the property's interior courtyard.
- The existing chain link fence extending toward the north from the house and facing E. Chevy Chase Drive is not appropriate to the style of the house. Further, the fence is encroaching into the front 15-foot setback along Chevy Oaks Drive, which is Code violation. A condition is included to remove or replace the fence with a style and material that complements the Spanish style of the house and complies with zoning regulations.

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 existing two story volumes at the front and rear portions of the house will remain, with the two story addition infilling the area between them that fronts onto Acorn Place (at the location of the existing breezeway and second story connector that will be demolished).

The new massing at the addition will not impact any adjoining neighbors and is reflective of the existing massing.

- The one story playroom addition facing Acorn Place at the north end of the property will appropriately step down from the two story portion of the house to avoid any impact on the neighbor to the north.
- The portions of the two story addition that face the interior of the property, including the new stair turret, will not be visible in the context of the front façade as seen from Chevy Chase and will be distant from the east property line and the neighbors across Chevy Oaks, therefore not overwhelming the existing volume or creating an overbearing presence toward the neighbors.
- Overall, the building's massing, scale, and proportions relate to the existing house and other homes in the neighborhood.

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 proposed white color, smooth steel troweled stucco finish for the buildings (house and garage) are appropriate and will complement the existing house and the neighborhood.
- Overall, the use of color, material, iron and custom wood details are appropriate to the home's Spanish Colonial Revival style.
- Wood casement windows are proposed for the addition and two existing windows at the living room (east side) will be replaced. Overall, the windows are appropriate to the building's style and the neighborhood in terms of their material and operation. However, the grid pattern shown on sheets A3.18 and A3.19 is not appropriate to the style of the house. A condition is included to ensure that all new and replaced windows are recessed within the opening and constructed with a wood sill underneath.
- The balconies at both sides of the second floor addition are appropriately integrated to the building design and the neighborhood. Both locations are appropriately setback from the street because they are setback from the street and neighboring properties and respect their privacy.
- The use of wrought iron details on the house and balcony railings are appropriate. However, the style of the new railings on the two second floor balconies facing Acorn Place are too ornate and do not complement nor are consistent with the existing balcony railings on front of the house. A condition is added to revise the proposed railings on the second floor (facing Acorn Place) to match the existing design and style of the second floor balcony railing facing Chevy Chase Drive. Consider using the same design for the railings facing the interior of the property.
- The Planning staff suggests using the same recommendation for the balcony railings facing the interior of the property.
- The existing roof material on the garage will be replaced with Spanish tile to match the house, which is appropriate and complementary to Spanish architecture.
- The garage door will be replaced with a wood (16-foot wide) door and a new single door will be installed at the new expanded area. A condition is added to ensure that the style/design of the new garage doors are similar to the existing garage door or install new doors, which complement Spanish architecture.

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, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

On February 24, 2020, the case planner received an email from a local resident in the project area concerned about potential negative impacts the proposed expansion to the house may have on the building's historic integrity. The case planner responded to the email as follows:

As noted in the Design Review Staff Report, the portion of the house at which the addition is proposed has been altered several times over the years. No changes are proposed at the front portion of the house facing Chevy Chase Drive. The proposed addition will therefore, not diminish the property's potential eligibility for historic designation.

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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 11, 2020,** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

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, Milca Toledo, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff
PL:JP:MLT