



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

May 21, 2025

Applicant:

Patricia Castillo
EZ Plans
20720 Ventura Boulevard Suite 220
Woodland Hills, CA 91364

**RE: Administrative Design Review Application Case No. PADR-004170-2024
601 Canyon Drive, Glendale CA 91206**

The Director of Community Development will render a final decision on or after
Thursday, June 19, 2025, for the following project:

PROJECT DESCRIPTION:

The applicant proposes a 58 square-foot (SF) front addition to the 2nd floor, remodel of the second level, and replacement of an unpermitted rear den with a 406-SF deck to an existing 1,463-SF single-family dwelling built in 1946 on the 6,260-SF site, located in the R1 (Low-Density Residential) Zone, Floor Area Ratio District I, legally described as Lot 49, Glendale Tract No. 5319 as per Map Book 61 Pages 95-96 (APN 5661-008-011), in the City of Glendale, County of Los Angeles.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Alan Lamberg, at 818-937-8158 or ALamberg@GlendaleCA.gov.

Comments must be received prior to **Thursday, June 19, 2025**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at GlendaleCA.gov/planning/decisions. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, all appeals must be filed using the City's online permit portal at GlendaleCA.gov/Permits. Create an account. Click "Apply" and "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Lamberg".

Alan Lamberg, AICP
Planner

DRAFT



PENDING
DECISION

CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – SINGLE FAMILY

June 19, 2025

Decision Date

601 Canyon Drive

Address

Administrative Design Review (ADR)

Review Type

5661-008-011

APN

ADR-004170-2024

Case Number

Patricia Castillo, EZ Plans

Applicant

Alan Lamberg

Case Planner

Daniel Stern & Alyssa Becker

Owner

Project Summary

The applicant proposes a 58 square-foot (SF) front addition to the 2nd floor, remodel of the second level, and replacement of an unpermitted rear den with a 406-SF deck to an existing 1,463-SF single-family dwelling built in 1946 on the 6,260-SF site, located in the R1 (Low-Density Residential) Zone, Floor Area Ratio District I, legally described as Lot 49, Glendale Tract No. 5319 as per Map Book 61 Pages 95-96 (APN 5661-008-011), in the City of Glendale, County of Los Angeles.

Environmental Review

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301(e)(1) of the State CEQA Guidelines because the proposed additions will not result in an increase the floor area by more than 2,500 square feet. Additionally, the property does not appear eligible for historic designation at the federal, state, or local level and is therefore not considered a historic resource under CEQA.

Existing Property/Background

The project site is a rectangular-shaped interior lot with two-story, Spanish Colonial Revival style single-family residence and an attached garage. The garage and driveway are accessed from Canyon Drive. The lot is gently sloping. The project is in the Woodbury neighborhood, which consists of one- and two-story single-family residences primarily of Ranch and Minimal Traditional styles.

City departments and divisions documented no significant concerns. Glendale Building & Safety Division and Public Works Urban Forestry commented with guidance on their requirements.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RI FAR District: I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

Concurrent review of this design review application and building plan check per GMC §30.40.050.

Site Slope and Grading

None proposed.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size (SF)	6,679 SF	4,420 to 9,900 SF	6,260 SF
Setback (feet)	17 feet	4 to 31 feet	25 feet
House size (SF)	1,344 SF	864 to 2,168 SF	1,521 SF
Floor Area Ratio	0.21	0.13 to 0.38	0.24
Number of stories	one- and two-story residences		two-story residence

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography

Garage Location and Driveway

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Predominant pattern on block
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Complementary to building design
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

Walls and Fences

☐ **yes** ☐ **n/a** ☒ **no**

If “no” select from below and explain:

- ☐ Appropriate style/color/material
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☒ Appropriately sized and located

The project does not show a boundary fence that presently screens mechanical equipment in the interior setback. A condition is included that prior to the issuance of any building permit the site plan and elevations show a wall/fence to screen view of the mechanical equipment, as required by GMC §30.30.010, shall be submitted to staff for review and approval prior to plan check submittal.

Determination of Compatibility: 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 proposed addition to the front of house is appropriately placed on the lot and has a compact footprint, presenting minimal impact on the existing neighborhood.
- The project maintains landscaped open space that provides a visual buffer between the new addition and the street.
- As conditioned, the site plan and elevation shall be revised to show the location and detail of any walls and/or fences, including an existing boundary fence that screens mechanical equipment, as required by GMC §30.30.010 and §30.11.070.
- As conditioned, the project will protect and provide for indigenous trees by adding a forestry note representing there are no protected oak, sycamore, or bay trees on the property or within 20 feet of its boundaries.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate proportions and transitions

- ☐ Relates to predominant pattern
- ☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located
- ☐ Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: 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 residence has a mass and scale like most homes in the neighborhood.
- While the front 2nd-floor addition of an enclosed stairwell slightly increases rectangular massing, it otherwise conforms to street-front and interior setbacks and does not change the building envelope nor increase height, and the inclusion of an archway entry element enhances visual interest.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

Windows

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Appropriate to overall design
- ☐ Placement appropriate to style
- ☐ Recessed in wall, when appropriate

Privacy

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Consideration of views from “public” rooms and balconies/decks
- ☐ Avoid windows facing adjacent windows

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately

Paving Materials

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

Lighting, Equipment, Trash, and Drainage

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Light fixtures appropriately located/avoid spillover and over-lit facades
- ☐ Light fixture design appropriate to project
- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures

☐ **yes** ☒ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Design consistent with primary structure
- ☐ Design and materials of gates complement primary structure

Determination of Compatibility: 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 improvements to the residence include additions and alterations that are designed to maintain consistency with the residence’s Spanish Colonial Revival architectural style, incorporating traditional materials and decorative elements. The use of stucco finishing, Spanish-style coping, and Tuscan mosaic color trim reinforce the authenticity of the design while ensuring visual harmony with the existing structure. These details contribute to the overall aesthetic, enhancing both contextual integrity and architectural cohesion.
- The entry effectively integrates with the overall building design, ensuring openness and visibility from the street. While the enclosed stairwell addition increases rectangular massing, the inclusion of an archway element enhances visual interest and creates a welcoming sense of arrival.
- Window replacement is consistent with the architectural style. This includes replacement of certain wood, single-hung windows on the front and side facades to vinyl material, either casement or fixed windows while maintaining a recessed block frame, wood sill, and stucco edge detail. The new stair well addition will feature a Spanish-style coping compatible with the existing roof.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. The site plan and elevation shall be revised and submitted for staff review and approval before plan check completion. These documents shall detail all walls, fences, and the existing boundary fence screening mechanical equipment.
2. Add a forestry note representing there are no protected oak, sycamore, or bay trees on the property or within 20 feet of its boundaries.

Attachments

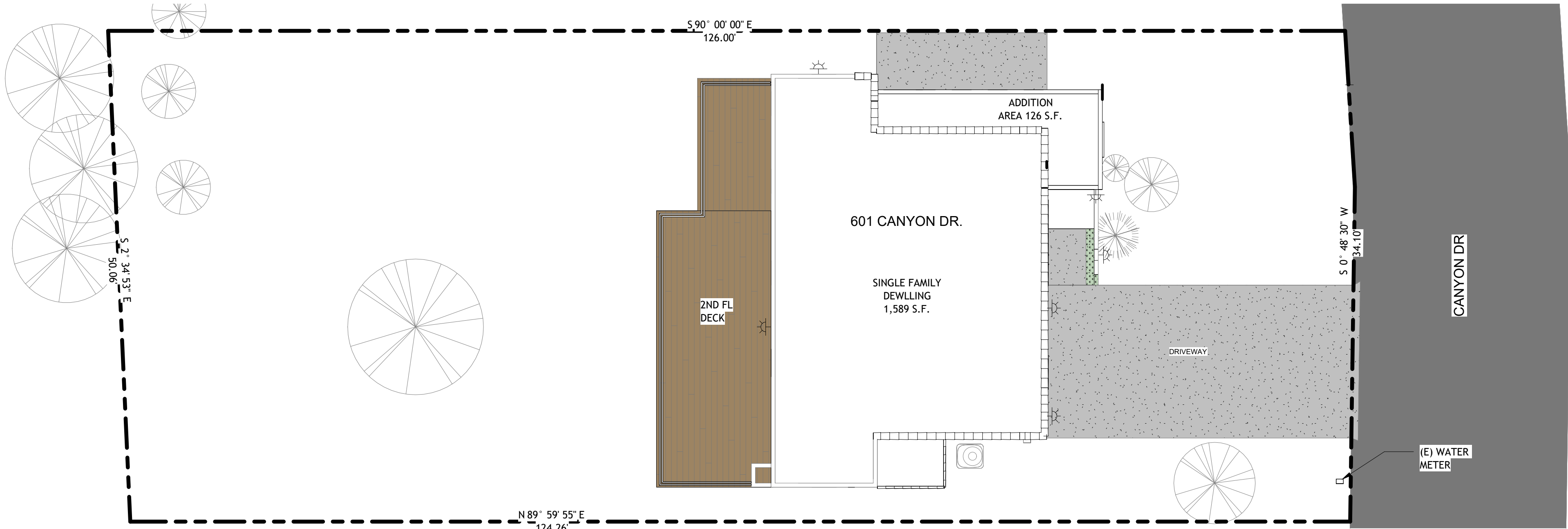
1. Reduced Plans
2. Location and Vicinity Map
3. Photos of Existing Property
4. Neighborhood Survey
5. Requested Comments from Responsible Agencies



CONTRACTS ADMINISTRATOR
MASTER & COORDINATOR

20720 VENTURA BLVD. SUITE 220
WOODLAND HILLS, CA 91364
1-866-RE-PLANS (737-5267)

601 CANYON DR, GLENDALE, CA 91206



LEGEND - SITE

- (E) DWELLING
- (N) ADDITION
- AREA OF REMODEL
- CONCRETE
- GRASS/TURF
- PLANTER AREA

LEGEND - SYMBOL

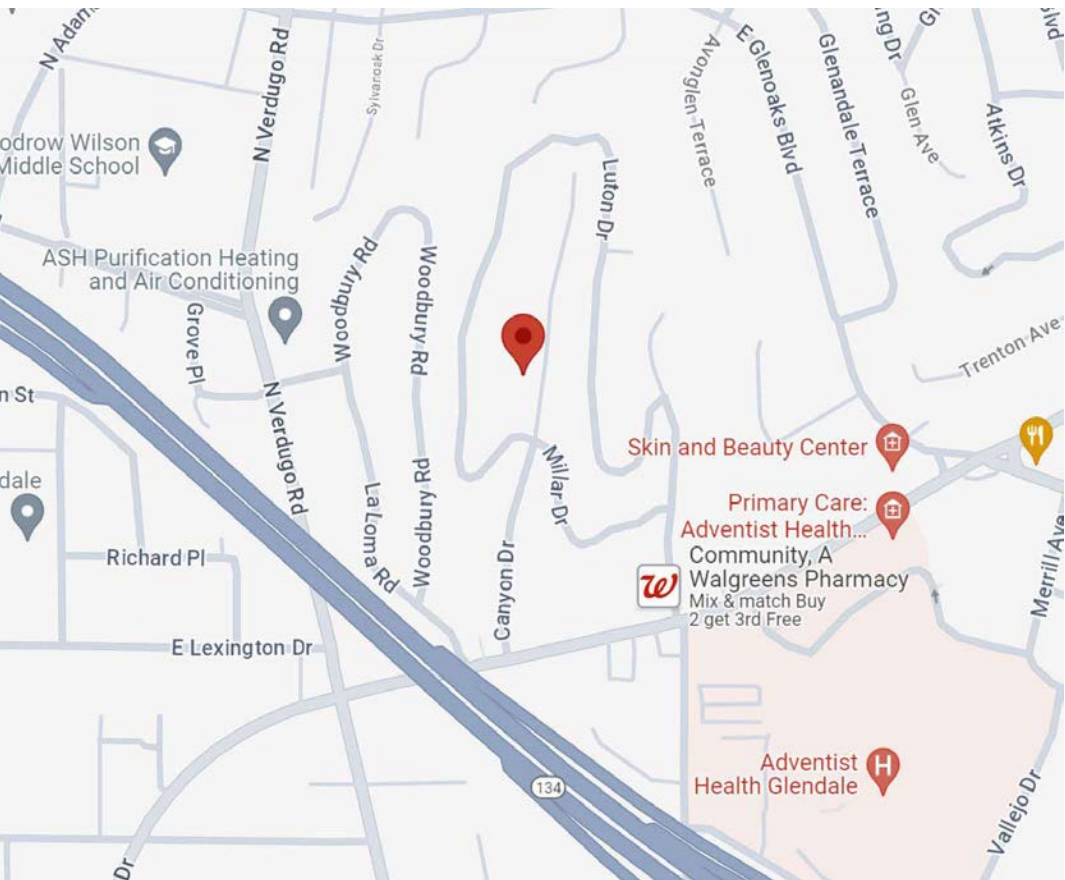
- DOOR TAG
- WINDOW TAG
- ROOM TAG
- SLOPE ARROW
- REVISION TAG
- SUPPLY REGISTER
- RETURN AIR
- NORTH ARROW
- REF. BUBLE
- SECTION TAG
- ELEVATION TAG

BUILDING CODE

2022 CALIFORNIA BUILDING CODE (CBC):
PART 2, TITLE 24, CCR; BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA RESIDENTIAL CODE:
PART 2, TITLE 24, CCR; BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA MECHANICAL CODE (CMC):
PART 4, TITLE 24, CCR; BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC)
2022 CALIFORNIA PLUMBING CODE (CPC):
PART 5, TITLE 24, CCR; BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC):
PART 3, TITLE 24, CCR; BASED ON THE 2021 NATIONAL ELECTRICAL CODE (NEC)
2022 CALIFORNIA FIRE CODE(CFC):
PART 9, TITLE 24, CCR, BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)
CALGREEN:
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - PART 11, TITLE 24, CBSC
ENERGY CODE:
2022 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR
2022 CALIFORNIA FIRE CODE(CFC):
PART 9, TITLE 24, CCR, BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)
LIFE SAFETY CODE:
2000 NFPA 101 LIFE SAFETY CODE
ACCESSIBILITY CODE:
CHAPTER 11/11B, 2022 CBC AND 2010 ADA (28 CFR PART 36)

GENERAL NOTES - SITE PLAN

- G.C. TO VERIFY ALL EXISTING DIMENSION AND CONDITIONS.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (PEOPER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES. WHETHER OR NOT THE LINES ARE LOCATED ON HE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10' (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE [CRC R401.3].
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN OF 2% AWAY FROM THE BUILDING [CRC R401.3 EXCEPTION].



PROJECT DIRECTORY

ARCHITECT 255 S LA BREA AVE.
INGLEWOOD, CA 90301
TEL: 626.375.3073
PROJECT ARCHITECT:
MICHAEL SONG
E: MICHAEL.STUDIOMA@GMAIL.COM

PROJECT DATA

ADDRESS: 601 CANYON DR,
GLENDALE, CA
91206

OWNER: Daniel Stern and
Alyssa Becker

TYPE OF CONSTRUCTION: TYPE V
OCCUPANCY GROUP: R3
ZONING: R1-I
NUMBER OF STORIES: 2 STORY
BUIDING HEIGHT: 22'-0"
SPRINKLED: NO

APN: 5661008011
LEGAL DESC.: TRACT NO 5319
LOT 49

SCOPE OF WORK

- CONVERT AND ADD 418 S.F. TO (E) GROUND LEVEL.THE ADDITION TO INCLUDE OFFICE, FULL BATH AND NEW STAIR WELL TO 2ND FLOOR.
- REDESIGN AND MODIFY (E) 2ND LEVEL.
 - KITCHEN REMODEL AND LIVING RM REDESIGN
 - ADD LAUNDRY ROOM
 - REMOVE UNPERMITTED DEN AND REPLACE WITH (N) DECK

FLOOR AREA

DESCRIPTION	EXISTING	NEW	TOTAL
1ST FLOOR		448 S.F.	448 S.F.
2ND FLOOR	1000 S.F.	126 S.F.	1,126 S.F.
TOTAL RFA			1,574 S.F.
FLOOR AREA TO LOT RATIO			25 %

- NOTE:
- 1ST FLOOR AREA AND 2ND FLOOR AREA INCLUDES STAIRCASE AREA.
 - EXTERIOR WALLS INCLUDED IN FLOOR AREA CALCULATIONS.

LOT COVERAGE TABLE

LOT SIZE	EXISTING	PROPOSED	EXEMPT	TOTAL
(E) GARAGE	275 S.F.			275 S.F.
(N) 1ST FL ADDITION		448 S.F.		448 S.F.
(E) EXTERIOR STAIRS TO BE DEMO	81 S.F.		81 S.F.	
TOTAL COVERAGE				723 S.F.
ACTUAL LOT COVERAGE				11.6 %

- NOTE:
- 1ST FLOOR ADDITION INCLUDES INTERIOR STAIRS.
 - CROWL SPACE UNDER 6FT NOT INCLUDED IN CALCULATION.



ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date
1	Revision 1	Date 1

601 CANYON DR,
GLENDALE, CA 91206

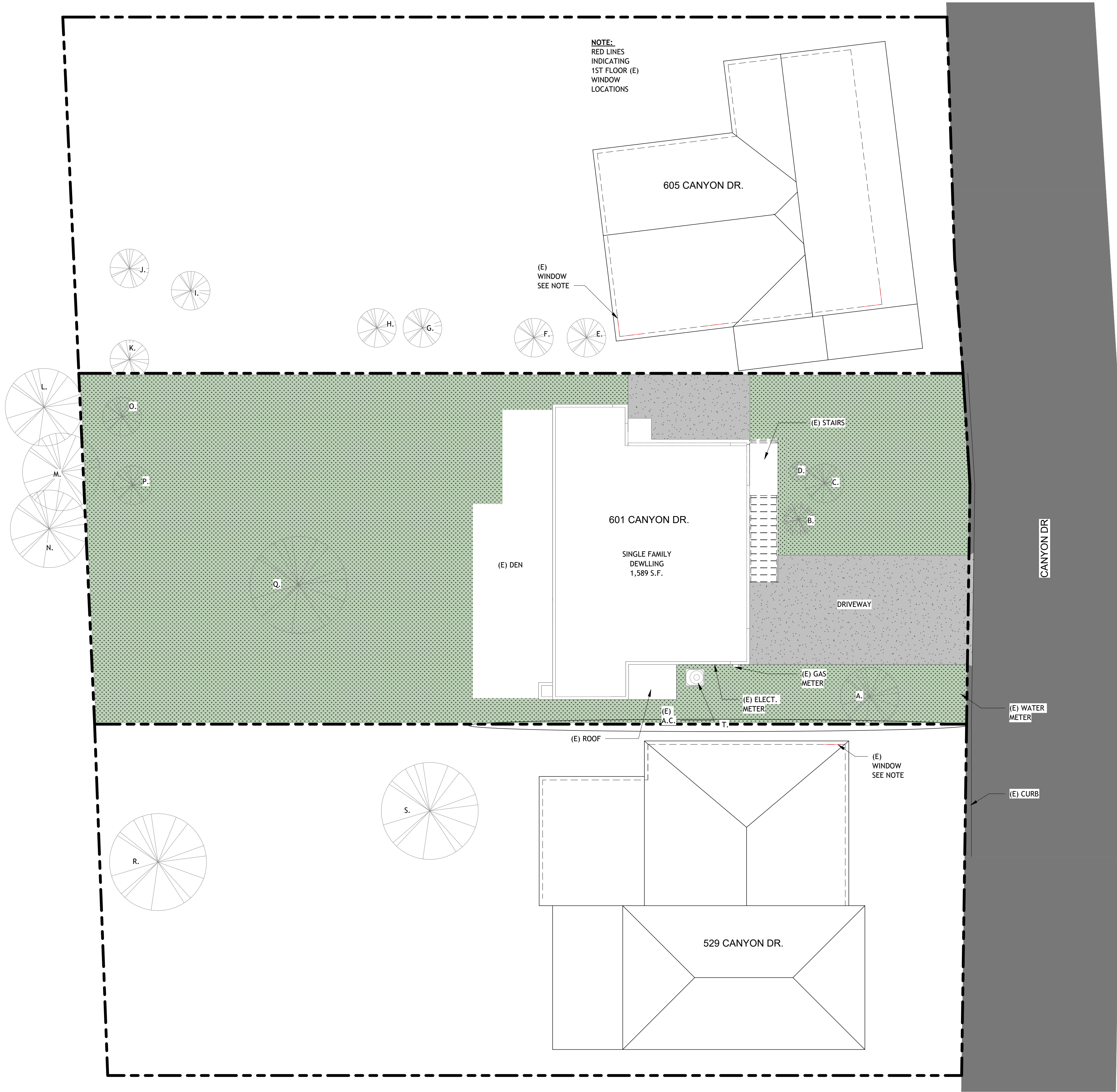
COVER SHEET



Project number
Date Issue Date
Drawn by Author
Checked by Checker

G0

Scale As indicated



TREE DESCRIPTION TABLE	
A.	ORANGE TREE (CITRUS SINENSIS)
B.	TRAVELLER'S PALM (RAVENALA MADAGASCARENSIS)
C.	LEMON TREE (CITRUS LIMON)
D.	COMMON CAMELLIA (CAMELLIA JAPONICA)
E.	LOQUAT TREE (ERIOBOTRYA JAPONICA)
F.	LOQUAT TREE (ERIOBOTRYA JAPONICA)
G.	JADE TREE (CRASSULA OVATA)
H.	JAPANESE PITTOSPORUM (PITTOSPORUM TOBIRA)
I.	JAPANESE PERSIMMON (DIOSPYROS KAKI)
J.	JAPANESE PERSIMMON (DIOSPYROS KAKI)
K.	COMMON FIG (FICUS CARICA)
L.	TRAVELLER'S PALM (RAVENALA MADAGASCARENSIS)
M.	SPINELESS YUCCA (YUCCA GIGANTEA)
N.	DATE PALM (PHOENIX DACTYLIFERA)
O.	GRAPEFRUIT TREE (CITRUS PARADISI)
P.	LEMON TREE (CITRUS LIMON)
Q.	COMMON FIG (FICUS CARICA)
R.	DEODAR CEDAR (CEDRUS DEODARA)
S.	TRAVELLER'S PALM (RAVENALA MADAGASCARENSIS)
T.	BRUSH CHERRY (SYZYGIVM PANICULATUM)



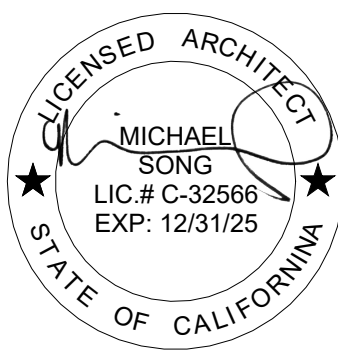
ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date



601 CANYON DR,
GLENDALE, CA 91206

EXISTING SITE PLAN



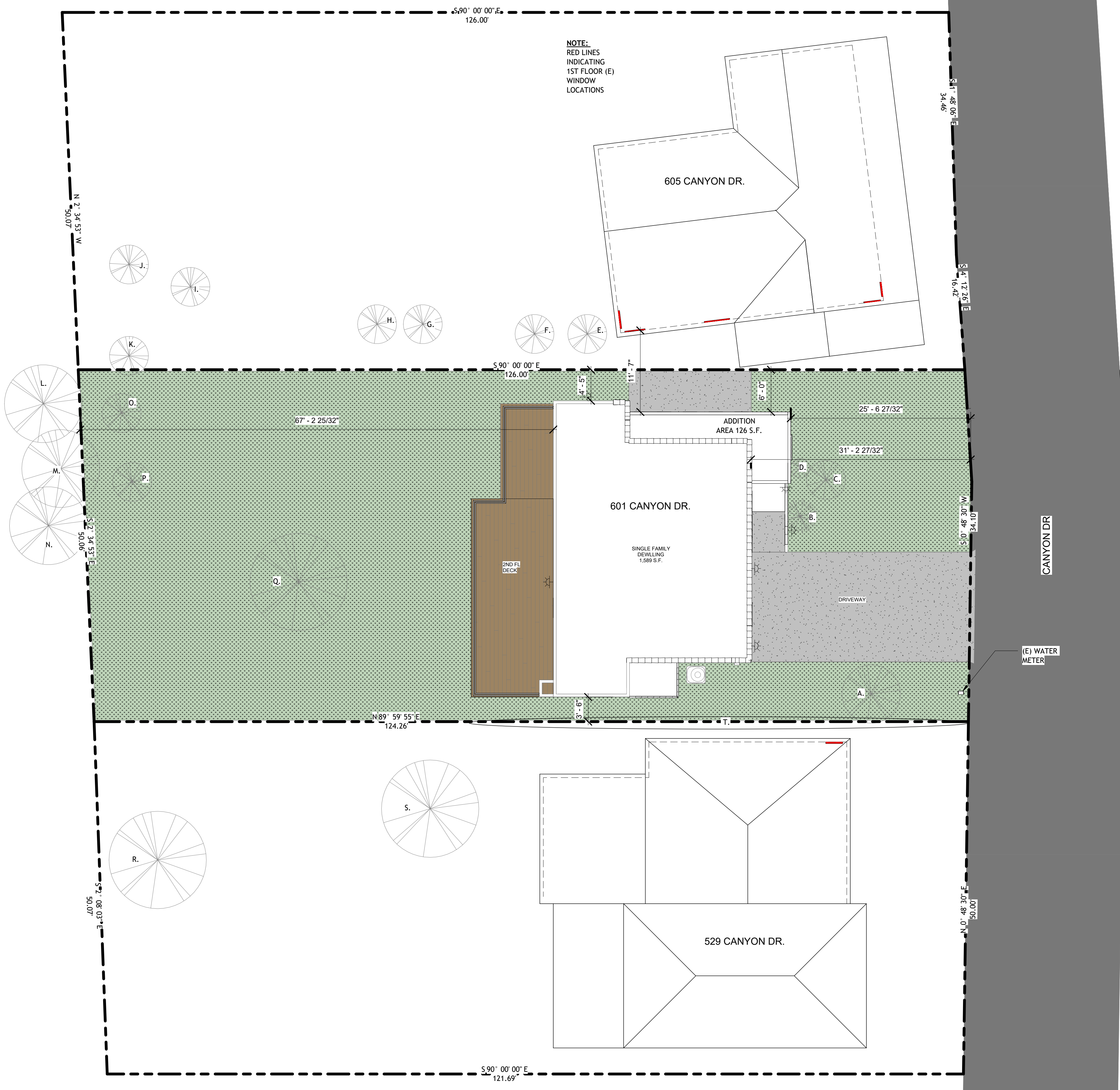
Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

G-01.1

Scale As indicated

1 EXISTING SITE PLAN
1/8" = 1'-0"

All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are the instruments of service of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.



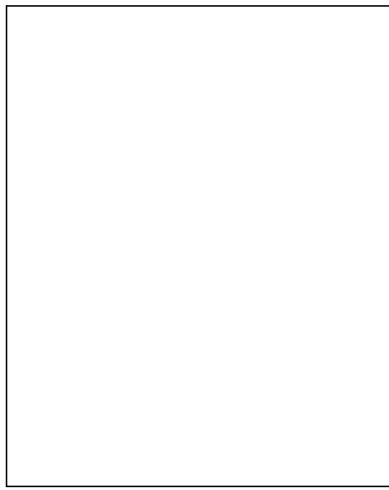
PERMEABLE SURFACE		
TOTAL LOT AREA	AREA	6,278 SF
PERMEABLE	LANDSCAPE/GRASS AREA	4,030 SF
NON PERMEABLE	CONCRETE WALKING PATH	678 SF
TOTAL REQ.	> 40% MINIMUM OF THE LOT AREA	
	TOTAL % PROVIDED	64%

TREE DESCRIPTION TABLE	
A.	ORANGE TREE (CITRUS SINENSIS)
B.	TRAVELLER'S PALM (RAVENALA MADAGASCARENSIS)
C.	LEMON TREE (CITRUS LIMON)
D.	COMMON CAMELLIA (CAMELLIA JAPONICA)
E.	LOQUAT TREE (ERIOBOTRYA JAPONICA)
F.	LOQUAT TREE (ERIOBOTRYA JAPONICA)
G.	JADE TREE (CRASSULA OVATA)
H.	JAPANESE PITTOSPORUM (PITTOSPORUM TOBIRA)
I.	JAPANESE PERSIMMON (DIOSPYROS KAKI)
J.	JAPANESE PERSIMMON (DIOSPYROS KAKI)
K.	COMMON FIG (FICUS CARICA)
L.	TRAVELLER'S PALM (RAVENALA MADAGASCARENSIS)
M.	SPINELESS YUCCA (YUCCA GIGANTEA)
N.	DATE PALM (PHOENIX DACTYLIFERA)
O.	GRAPEFRUIT TREE (CITRUS PARADISI)
P.	LEMON TREE (CITRUS LIMON)
Q.	COMMON FIG (FICUS CARICA)
R.	DEODAR CEDAR (CEDRUS DEODARA)
S.	TRAVELLER'S PALM (RAVENALA MADAGASCARENSIS)
T.	BRUSH CHERRY (SYZYGIUM PANICULATUM)



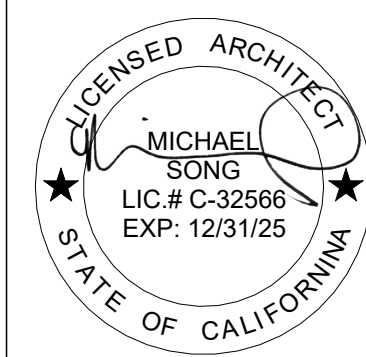
ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date



601 CANYON DR.,
GLENDALE, CA 91206

PROPOSED SITE
PLAN



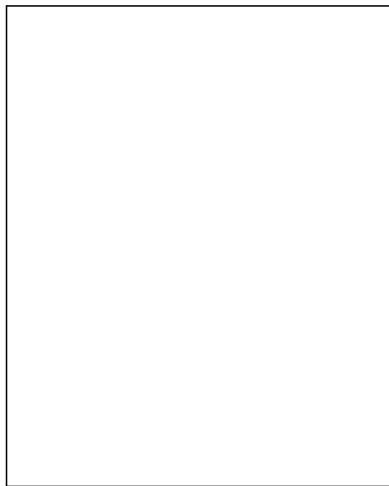
Project number	—
Date	Issue Date
Drawn by	Author
Checked by	Checker

G-01.2

Scale As indicated

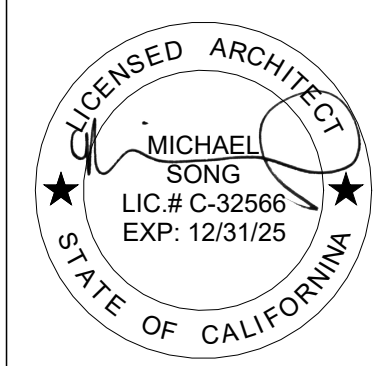
All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are the property of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.

No.	Description	Date



601 CANYON DR,
GLENDALE, CA 91206

DEMO PLAN



Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

A0

Scale 1/4" = 1'-0"

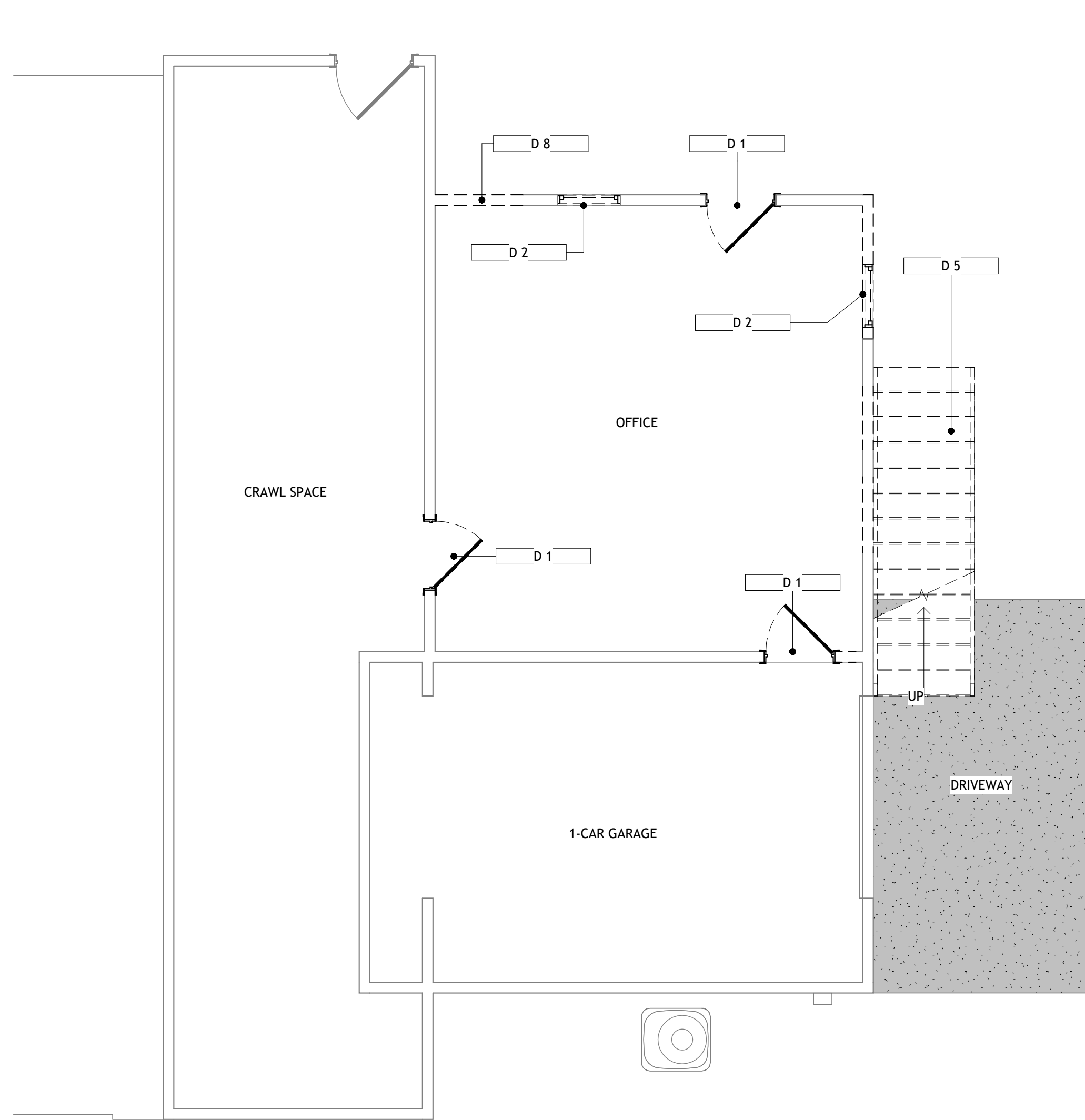
WALL TYPE LEGEND

	NEW WALL
	(E) WALL
	DEMO WALL
	REPAIR WALL
	1 HR FIRE RATED WALL

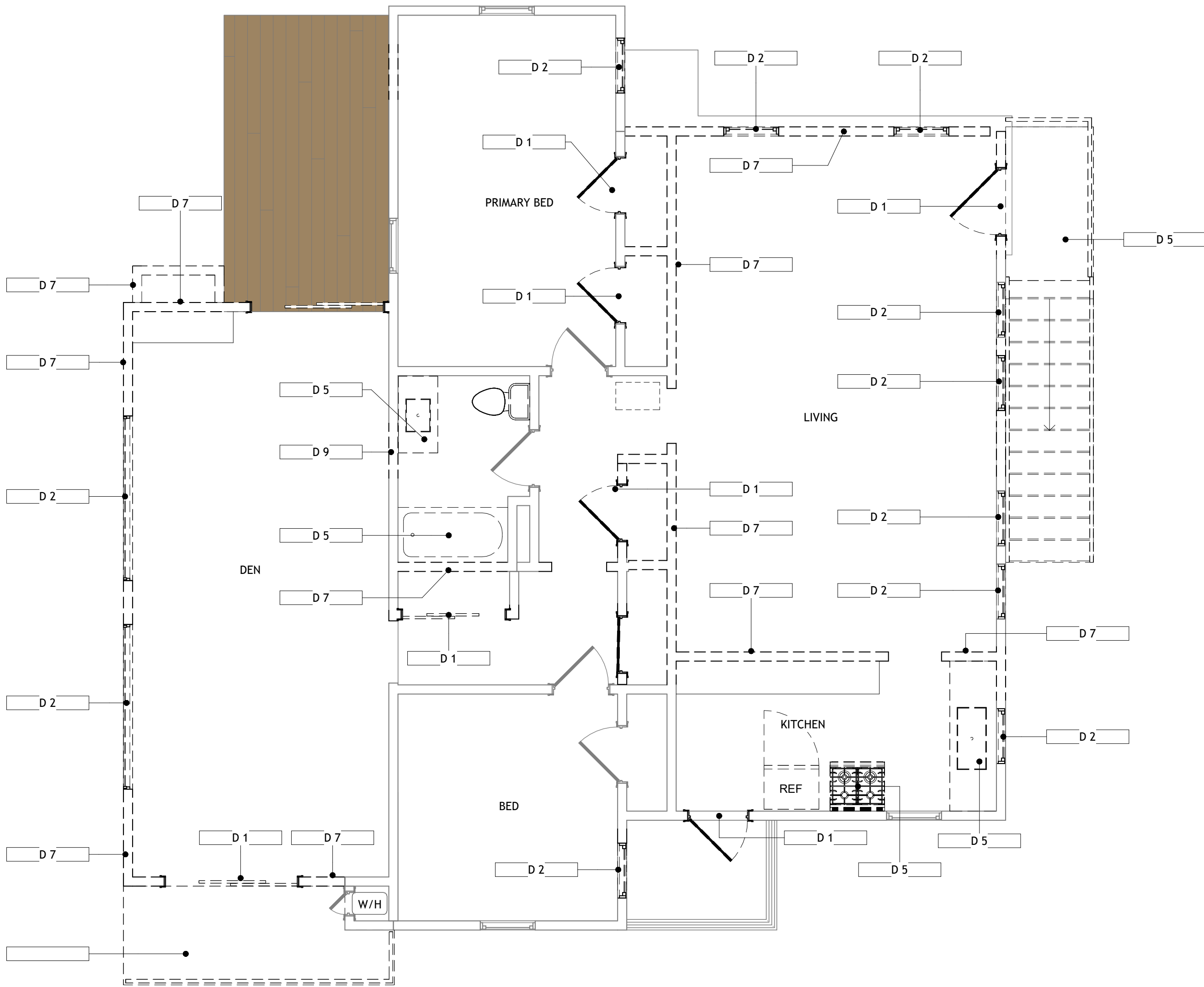
GENERAL NOTES - DEMOLITION PLAN

- PROVIDE SAFE MEANS OF EGRESS THROUGH AND AROUND THE BUILDING AND SITE ALL TIMES.
- PROVIDE FIRE EXTINGUISHER PER AUTHORITY HAVING JURISDICTION.
- ALL SHUTDOWN OF MECHANICAL, SPRINKLER, FIRE ALARM AND ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER. COMPLY WITH AUTHORITY HAVING JURISDICTION'S REQUIREMENTS FOR NOTIFICATION, FIRE WATCH RE-TESTING, ETC
- AVOID DISRUPTION TO ADJACENT AREAS AS MUCH AS POSSIBLE. KEEP NOISE TO A LEVEL ACCEPTABLE TO THE OWNER BY SCHEDULING EXCESSIVE NOISE TASKS WITH OWNER. ALL SAW-CUTTING AND NOISE VIBRATION PRODUCING CONSTRUCTION TO BE SCHEDULED WITH OWNER SO AS TO NOT INTERFERE WITH ADJACENT OCCUPIED SPACES
- PROVIDE CONSTRUCTION BARRIERS AND DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AND OCCUPIED AREA AT ALL TIMES.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF DEMOLITION WORK AND EXISTING CONSTRUCTION TO REMAIN WITH NEW WORK. NOTIFY ARCHITECT OF CONFLICTS.
- WHERE EXISTING CONSTRUCTION IS REMOVED, CUT, DRILLED, DAMAGED OR OTHERWISE DISTURBED, PATCH DEFECTIVE AND INCOMPLETE SURFACES AS REQUIRED TO MATCH ADJACENT EXISTING UNDAMAGED SURFACES, UNLESS NOTED OTHERWISE.
- REMOVE DESIGNATED WALLS AND PARTITIONS IN THEIR ENTIRETY INCLUDING DUCTS, PIPING, CONDUITS, BRACING AND OTHER ELEMENTS IN OR ON THESE ASSEMBLIES WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS NOTED OTHERWISE.
- PATCH OPENING IN WALLS, PARTITIONS, FLOORS AND CEILINGS THAT ARE TO REMAIN TO MATCH EXISTING, ADJACENT FINISHED SURFACE. MAINTAIN PENETRATION LISTINGS AND ALL FIRE RATING REQUIREMENTS.
- PATCH FIRE PROOFING AS REQUIRED TO MAINTAIN RATING.
- THOROUGHLY CLEAN AND PREPARE ALL SURFACES TO RECEIVE NEW FINISH OR COVERING. COMPLETELY REMOVE DIRT, DUST, GREASE, OIL, PAINT, LOOSE MATERIALS, SOIL, ETC AS NECESSARY. PLACE SURFACES IN MOST SUITABLE CONDITION FOR NEW FINISH.
- ALL ITEMS INDICATED TO BE REMOVED ADD SALVAGED FROM EXISTING WALLS INCLUDING BUT NOT LIMITED TO EQUIPMENT, SHALL BE RETURNED TO OWNER, UNLESS DIRECTED OTHERWISE. PATCH WALLS AS REQUIRED FOR NEW FINISHES.
- WHERE EXISTING PIPING IS PARTIALLY REMOVED, CAP AND TAG END OF REMAINING PORTION.
- REFER TO ROOF PLAN FOR EXTENT OF ROOF DEMOLITION, INCLUDING LOCATION OF SKYLIGHT CUTS.
- AQMD (AIR QUALITY MANAGEMENT DISTRICT) NOTIFICATION IS REQUIRED FOR PROJECTS INVOLVING DEMOLITION ACTIVITY WHERE ASBESTOS CONTAINING MATERIALS IS PRESENT FOR MORE INFORMATION, CONTACT AQMD AT (909)396-2336 OR SEARCH WWW.AQMD.GOV.

DEMO KEYNOTE	
Key Value	Keynote Text
D 1	DEMO EXISTING DOOR
D 2	DEMO EXISTING WINDOW
D 5	DEMO FIXTURE
D 7	DEMO EXISTING WALL
D 8	DEMO FOR (N) OPENING
D 9	REMOVE AND REPLACE WITH (N) WINDOW



1 1st FL DEMO
1/4" = 1'-0"



2 2nd FL DEMO
1/4" = 1'-0"

WALL TYPE LEGEND

- NEW WALL
- (E) WALL
- DEMO WALL
- REPAIR WALL
- 1 HR FIRE RATED WALL

ELECTRICAL LEGEND

- ELE

TRAPANEL

Electrical Panel
- Recessed Linear
- Ⓢ

J-Box
- Ⓢ

Duplex
- Ⓢ

Duplex - GFCI
- W P Ⓢ

Duplex - Weatherproof
- Ⓢ

Dimmable
- Ⓢ

Single
- 3 Ⓢ

3-Way
- Ⓢ

Motion
- Exhaust Fan
- Ⓢ

Sconce - Small
- Ⓢ

Sconce - Flood
- Ⓢ

Pendant
- Ⓢ

Recessed Can - Small
- Ceiling Fan
- Ⓢ

Smoke & Carbon Monoxide
- Ⓢ

Smoke Detector

FLOOR PLAN NOTES

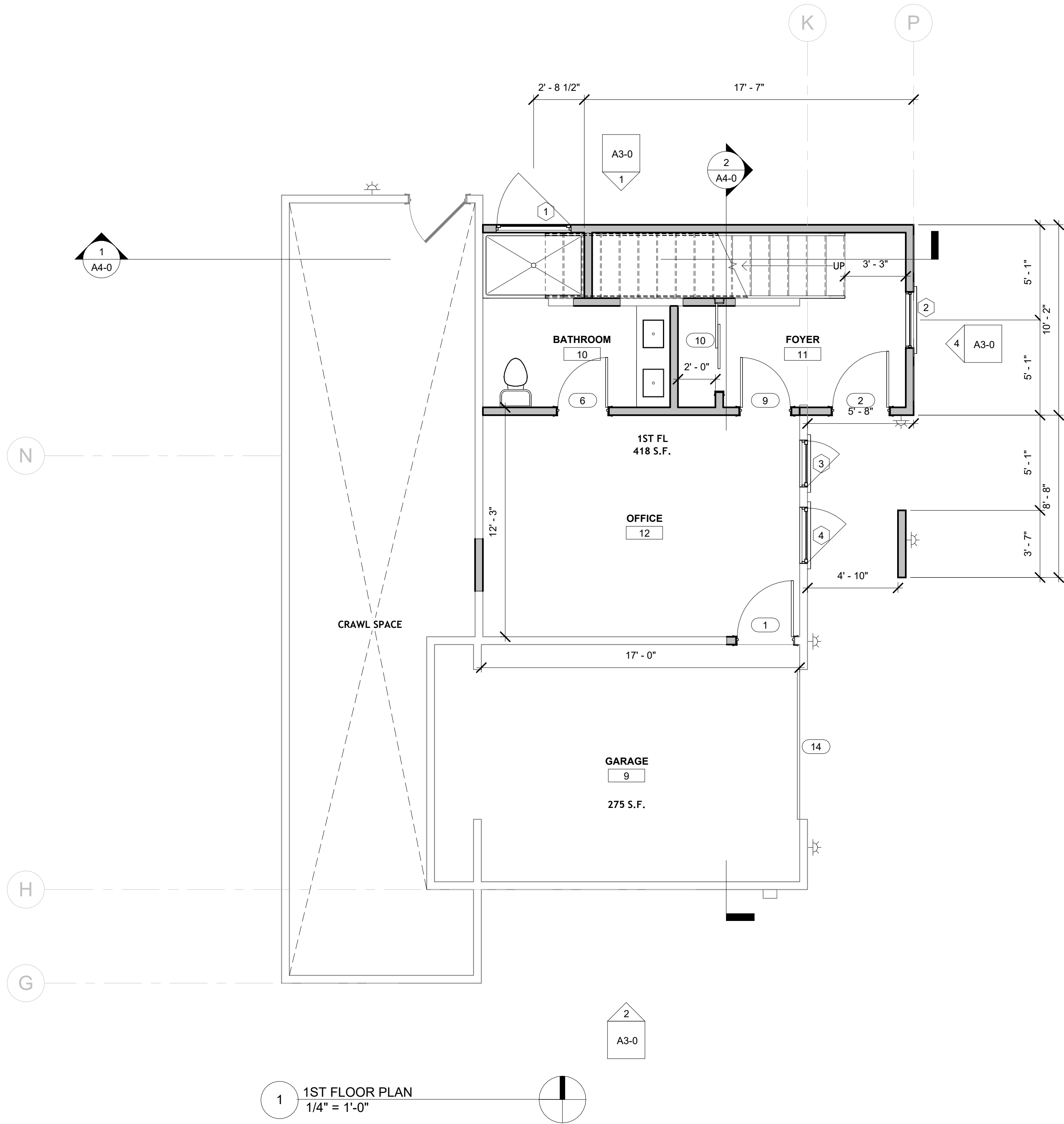
1. ALL NEW ELECTRICAL OUTLETS IN WET AREAS WILL BE GFCI AND PROVIDE ARC-FAULT RECEPTACLES AND TAMPER PROOF
2. CLOTHES DRYER SHALL HAVE COMBUSTIBLE AIR FLOW AND REUSE (E) EXHAUST FAN
3. G.C TO VERIFY ALL EXISTING DIMENSION AND CONDITIONS
4. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
5. IN EXISTING CONSTRUCTION, SMOKE DETECTORS MAY BE BATTERY OPERATED, INSTALLED IN LOCATION AS SPECIFIED ABOVE.
6. WATER HEATER MUST BE STRAPPED TO WALL.
7. ALL TILE TO BE INSTALLED PER TILE INSTITUTE OF AMERICA SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, SEALED GROUT JOINTS AND FLEXIBLE SEALANT (COLOR TO MATCH GROUT) AT TRANSITIONS FROM VERTICAL TO HORIZONTAL SURFACES.
8. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325
9. PLUMBING FIXTURE ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
10. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
11. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
12. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
13. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC T803.11.
14. ALL NEW AND EXISTING GAS METER TO HAVE INSTALLED AN EARTHQUAKE GAS SHUT-OFF VALVE.

BATH NOTES

1. ALL NEW ELECTRICAL OUTLETS IN WET AREAS WILL BE GFCI AND PROVIDE ARC-FAULT RECEPTACLES AND TAMPER PROOF
2. BATHTUB AND SHOWER FLOORS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR.
3. ALL NEW WATER CLOSET COMPARTMENTS SHALL HAVE 16" MIN. WIDTH CLEARANCE AND 24" MIN. CLEARANCE IN FRONT OF UNIT .
4. TEMPERED GLASS FOR DOOR AND ENCLOSURE FOR HOT TUB.
5. SHOWER AND SHOWER-TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE.
6. PER CGBCS 4.303 & CIVIL CODE SECTION 1101.1, TOILETS MAX FLOW 1.28 GPF, SHOWERHEADS MAX FLOW 1.8 GPM @ 80 PSI,LAVATORY FAUCETS MAX FLOW 1.2 GPM @ 60 PSI.
7. NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1.024 SQUARE INCHES OF FLOOR AREA, AND ENCOMPASS 30-INCH DIAMETER CIRCLE. (408.6)
8. SHOWER CURB SHALL BE MIN 1 INCH ABOVE DRAIN AND MIN. DEPTH 2 INCHES TO MAX. DEPTH 9 INCHES. (408.5)

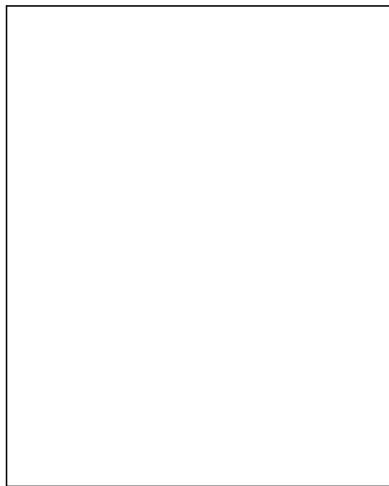
WIN/DOOR NOTE:

GENERAL CONTRACTOR SHALL VERIFY THE FINAL WINDOW SIZES PRIOR TO ORDER DOORS AND WINDOWS AND SHALL VERIFY THE MIN. REQUIREMENT FOR EGRESS. BASE PACKAGES DO NOT ALWAYS INCLUDE WINDOW TYPES. GENERAL CONTRACTOR SHALL VERIFY WITH OWNER THE FINAL WINDOW TYPE PRIOR TO ORDERING.



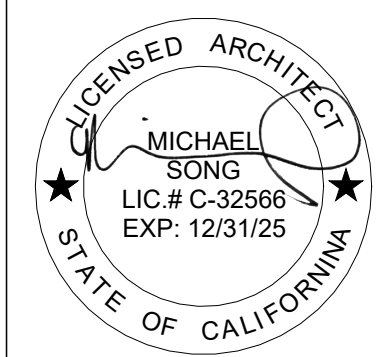
ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date



601 CANYON DR,
GLENDALE, CA 91206

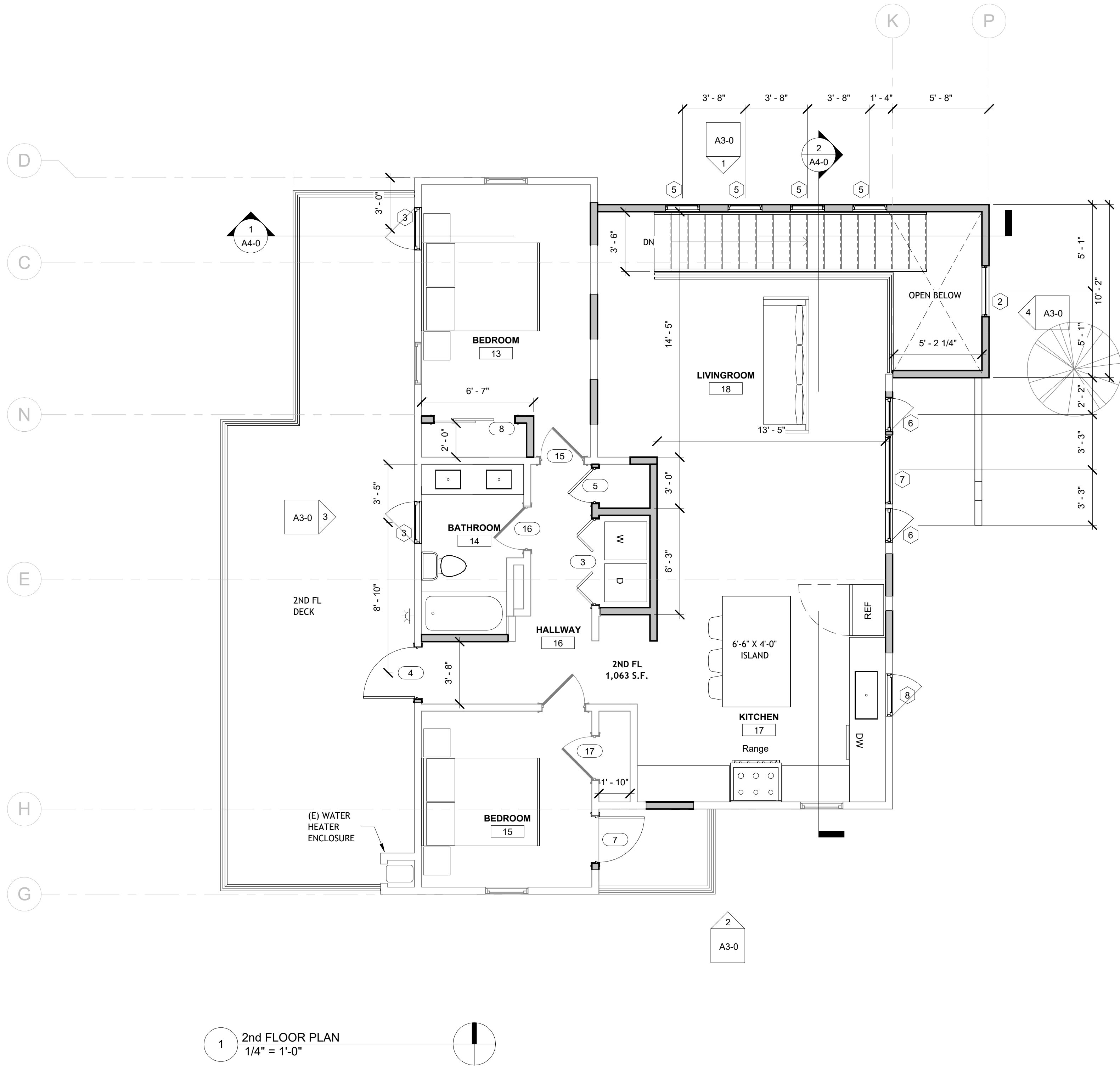
FIRST FLOOR PLAN



Project number	—
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1-01

Scale 1/4" = 1'-0"



1 2nd FLOOR PLAN
1/4" = 1'-0"

WALL TYPE LEGEND

- NEW WALL
- (E) WALL
- DEMO WALL
- REPAIR WALL
- 1 HR FIRE RATED WALL



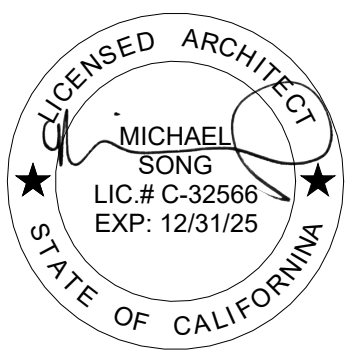
ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date



601 CANYON DR,
GLENDALE, CA 91206

SECOND FLOOR
PLAN

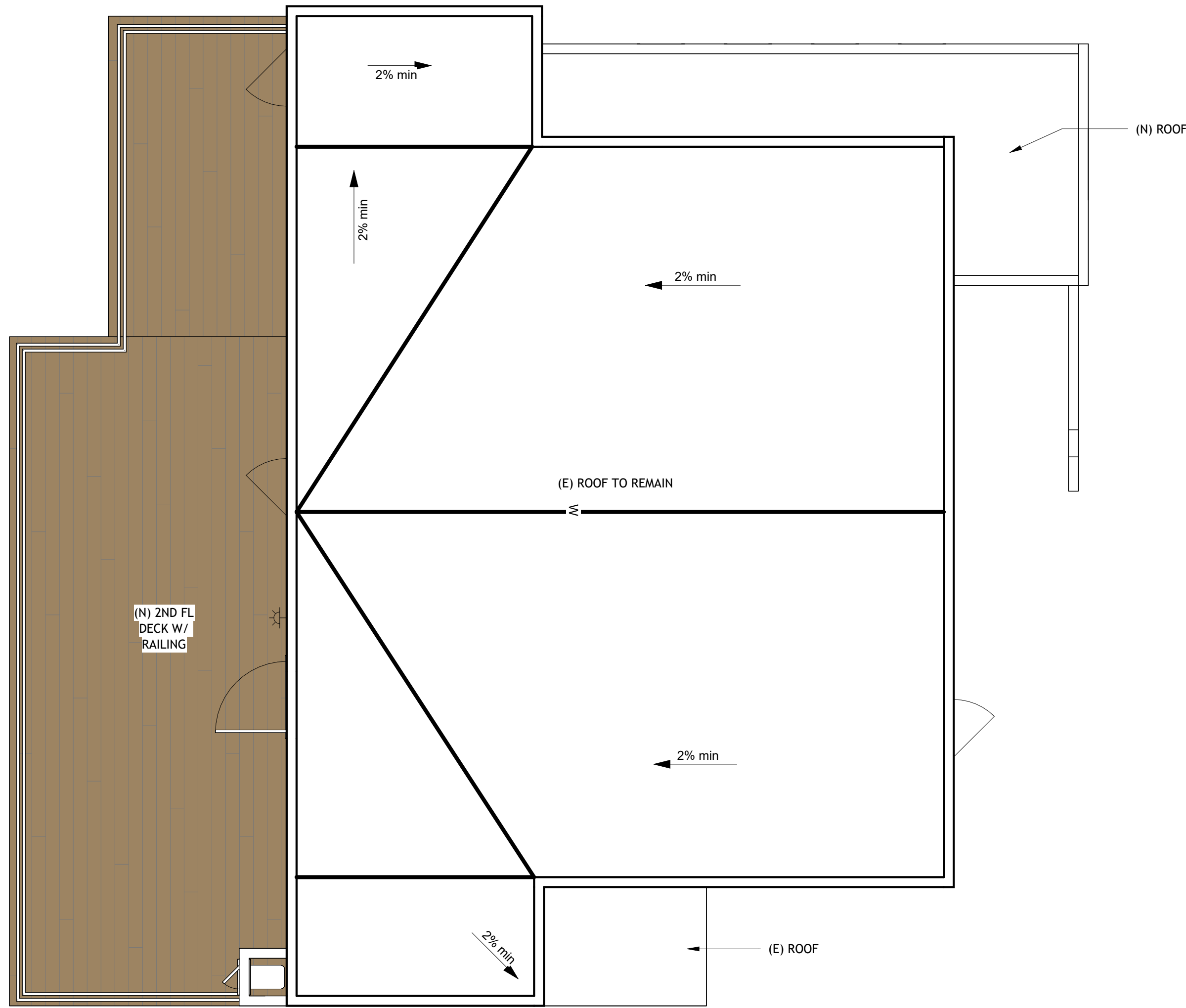


Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

A2-01

Scale 1/4" = 1'-0"

All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are the property of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.



2 ROOF
1/4" = 1'-0"



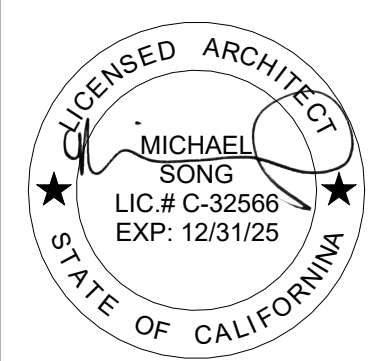
ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date



601 CANYON DR,
GLENDALE, CA 91206

ROOF PLAN



Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

A2-02

Scale As indicated

All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are "Instruments of Service" and property of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.

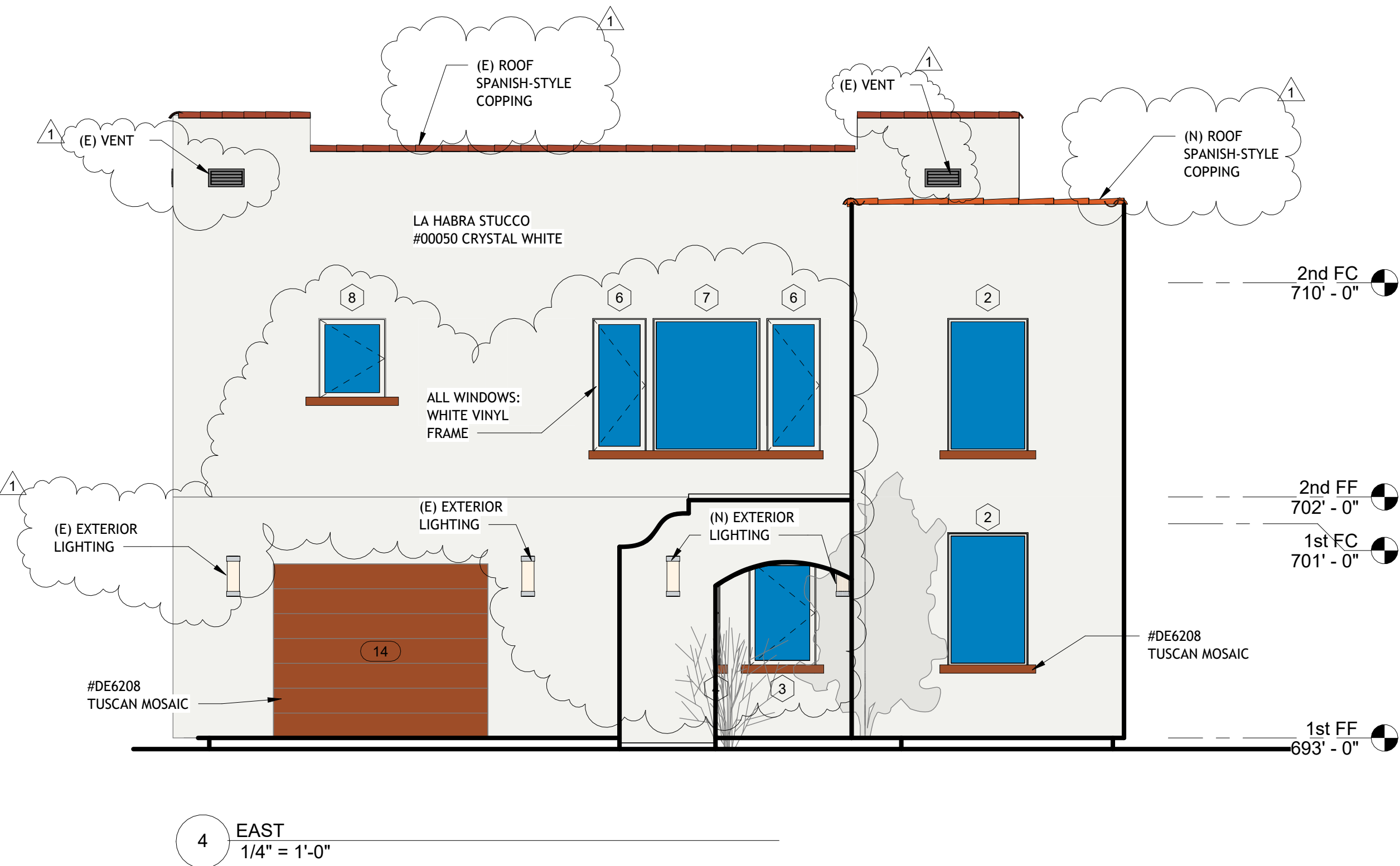
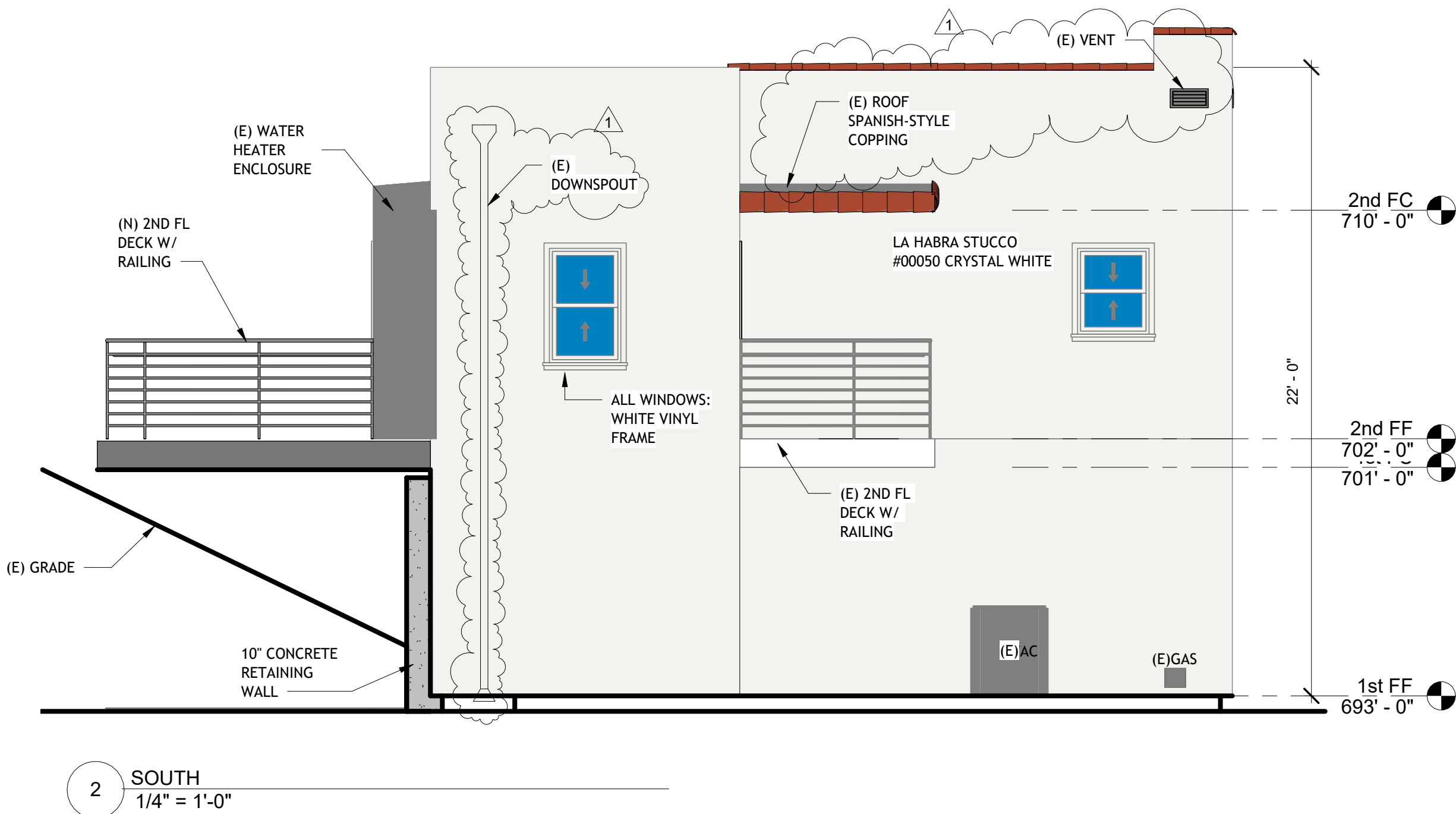
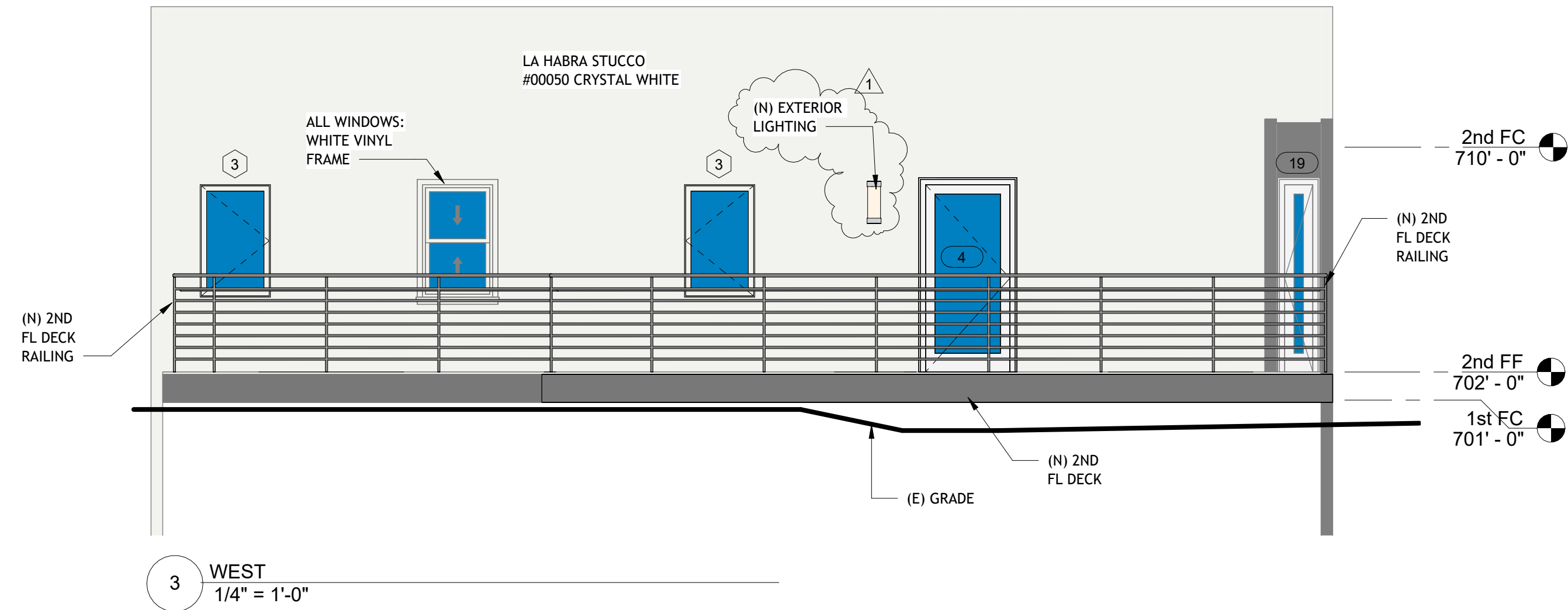
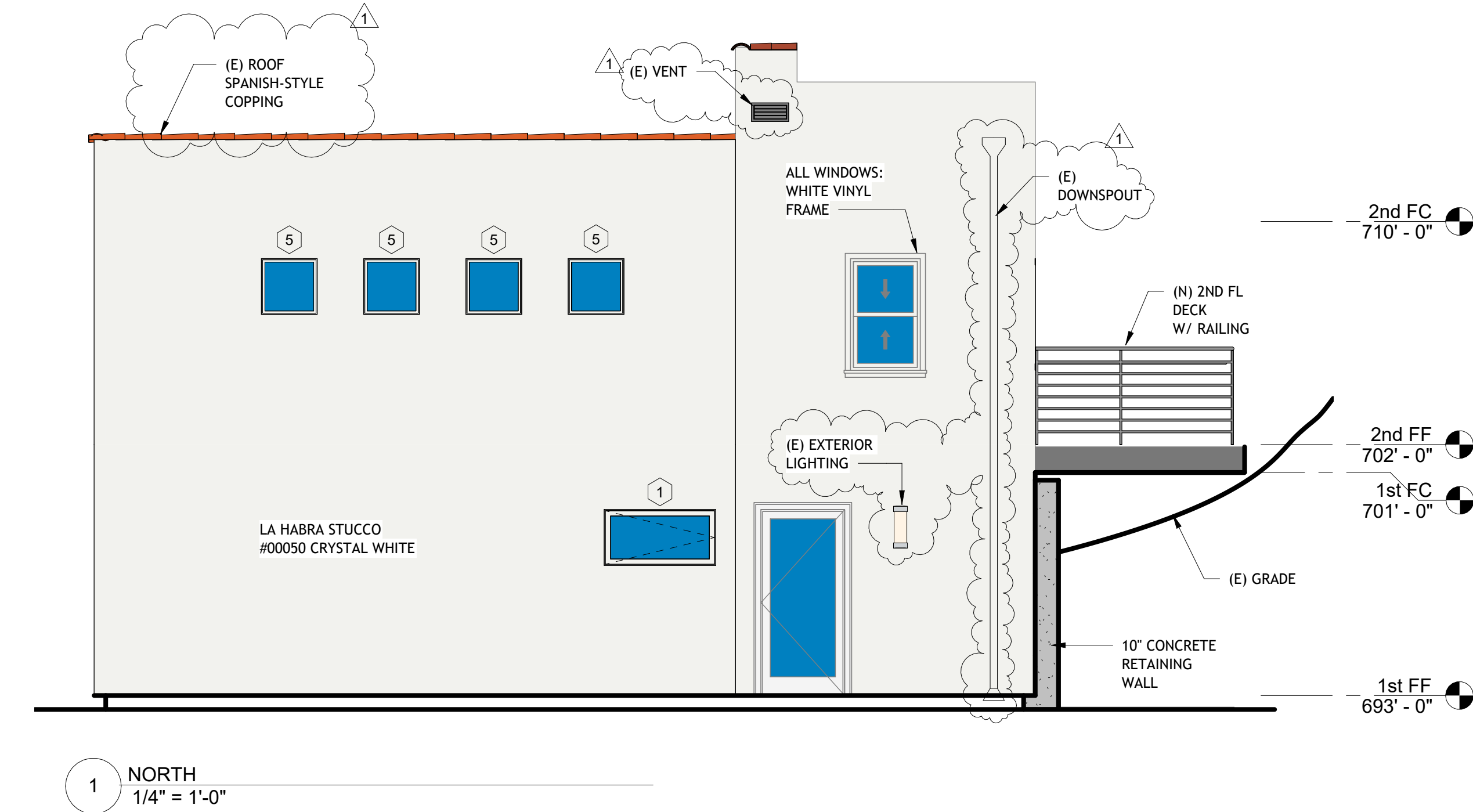
New Window Schedule																			
WINDOW NUMBER	QUANTITY	EXISTING WIDTH x HEIGHT	NEW WIDTH x HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM STREET Y/N	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM Y/N	ENERGY EFFICIENT Y/N	TEMPERE D GLASS Y/N	FIRE HAZARD ZONE	WINDOW W/ IN 18" OF FLOOR OR 40" OF DOOR Y/N
1	1	NA	48"x24"	NA	WHITE VINYL FRAME	N	NA	CASEMENT	BLOCK	N	N	Y	NA	NO TRIM	N	Y	N	N	N
2	2	NA	36"x60"	NA	WHITE VINYL FRAME	Y	NA	FIXED	BLOCK	N	N	Y	NA	NO TRIM	N	Y	N	N	N
3	3	NA	30"x48"	NA	WHITE VINYL FRAME	N	NA	CASEMENT	BLOCK	N	N	Y	NA	NO TRIM	Y	Y	Y	N	N
4	1	NA	36"x48"	NA	WHITE VINYL FRAME	N	NA	CASEMENT	BLOCK	N	N	Y	NA	NO TRIM	Y	Y	N	N	N
5	4	NA	24"x24"	NA	WHITE VINYL FRAME	N	NA	FIXED	BLOCK	N	N	Y	NA	NO TRIM	N	Y	N	N	N
6	2	NA	24"x60"	NA	WHITE VINYL FRAME	Y	NA	CASEMENT	BLOCK	N	N	Y	NA	NO TRIM	N	Y	N	N	N
7	1	NA	48"x60"	NA	WHITE VINYL FRAME	Y	NA	FIXED	BLOCK	N	N	Y	NA	NO TRIM	N	Y	N	N	N
8	1	NA	30"x36"	NA	WHITE VINYL FRAME	Y	NA	CASEMENT	BLOCK	N	N	Y	NA	NO TRIM	N	Y	N	N	N

Door Schedule					
Mark	Width	Height	Door Type	Phase Created	Comments
1	3' - 0"	6' - 8"	Door - Modern - Swing	New Construction	
2	3' - 0"	6' - 8"	Door - Modern - Swing	New Construction	
3	5' - 0"	6' - 8"	Door - Modern - Bifold - Double	New Construction	
4	3' - 0"	6' - 8"	Door - Modern - Swing	New Construction	
5	2' - 0"	6' - 8"	Door - Modern - Swing	New Construction	
6	2' - 8"	6' - 8"	Door - Modern - Swing	New Construction	
7	2' - 8"	6' - 8"	Door - Modern - Swing	New Construction	
8	4' - 8"	6' - 8"	Door - Modern - Sliding	New Construction	
9	2' - 8"	6' - 8"	Door - Modern - Swing	New Construction	
10	4' - 8"	6' - 8"	Door - Modern - Sliding	New Construction	

GENERAL NOTES - ELEVATION

- G.C.TO VERIFY ALL EXISTING DIMENSION AND CONDITIONS
- UNDER FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA.
- ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE WILL BE PROVIDED.
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- GLAZING IN INGRESS AND EGRESS DOORS TO BE TEMPERED GLAZING.
 - PANELS IN SLIDING AND SWINGING DOORS TO BE TEMPERED GLAZING.
 - DOORS AND ENCLOSURE FOR HOTTUB, BATHTUB, SHOWERS DOORS TO BE TEMPERED GLAZING.
 - PROVIDE TEMPERED GLAZING IF WITHIN 2' OF VERTICAL EDGE OF A CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED THIRTY FEET ABOVE GRADE.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCTS , PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- G.C. TO MATCH EXISTING EAVE OVERHANG

LIGHTING NOTES:
LIGHT FIXTURES, WHICH SHALL LIMIT THEIR LOCATION TO THE MAIN ENTRY, EGRESS DOOR, AND VEHICLE ENTRANCE



No.	Description	Date
1	Revision 1	Date 1



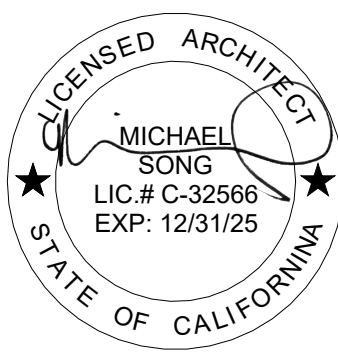
ARCHITECTURE
DESIGN
255 S La Brea Ave.
Inglewood, CA 90301
626.375.3073

No.	Description	Date



601 CANYON DR,
GLENDALE, CA 91206

SECTIONS

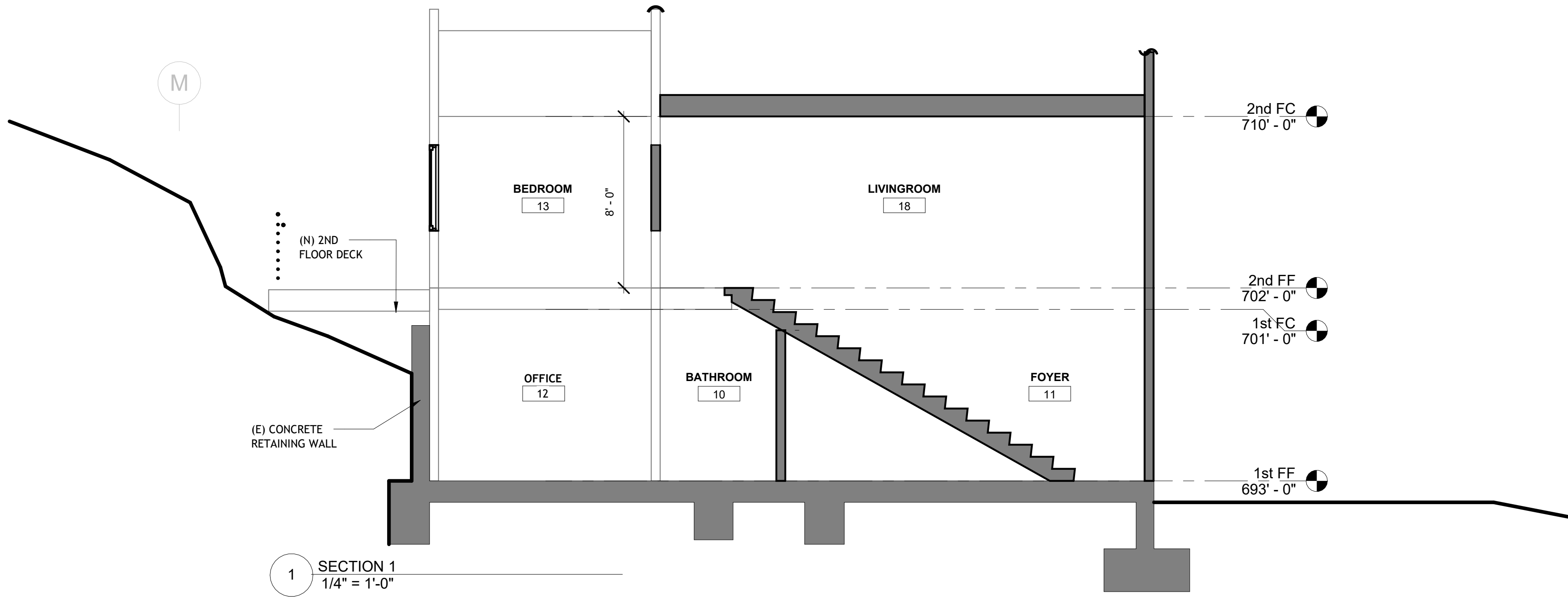


Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

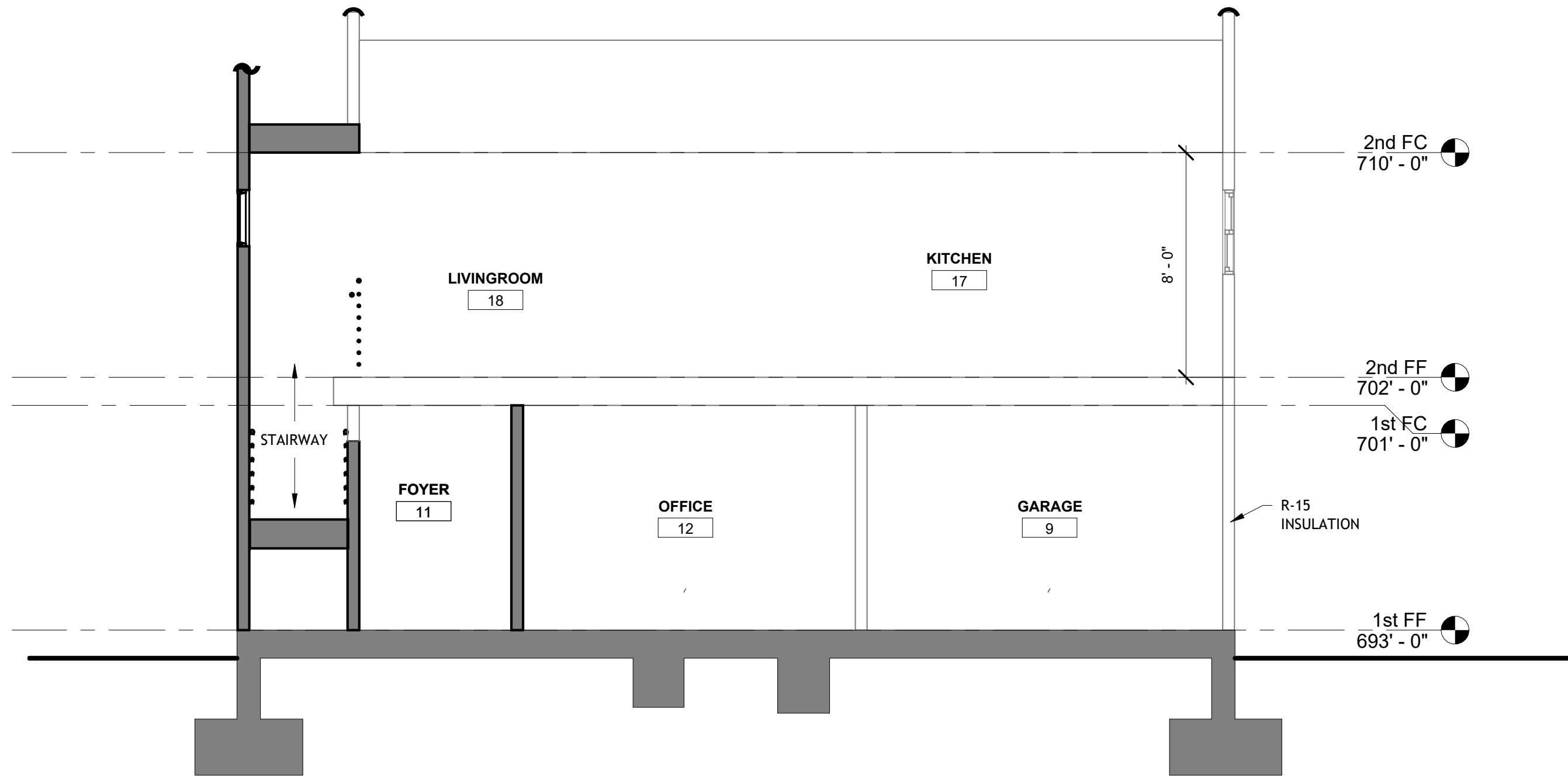
A4-0

Scale 1/4" = 1'-0"

All plans, designs, arrangements and ideas indicated or represented on this drawing sheet are "Instruments of Service" and property of MA Architects. As such, they are intended for use specifically on this project only. None of the plans, designs, arrangements or ideas of this drawing sheet shall be used, disclosed, altered, or reproduced by any person, firm, or corporation for any purpose whatsoever without written permission of MA Architects.



1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"





GLENDALE
 EDITION OF 2021
**Preliminary
 Map**
1617
 September 28, 2021

14. Photographs

Property 1: 625 Canyon Drive



Property 2: 624 Canyon Drive



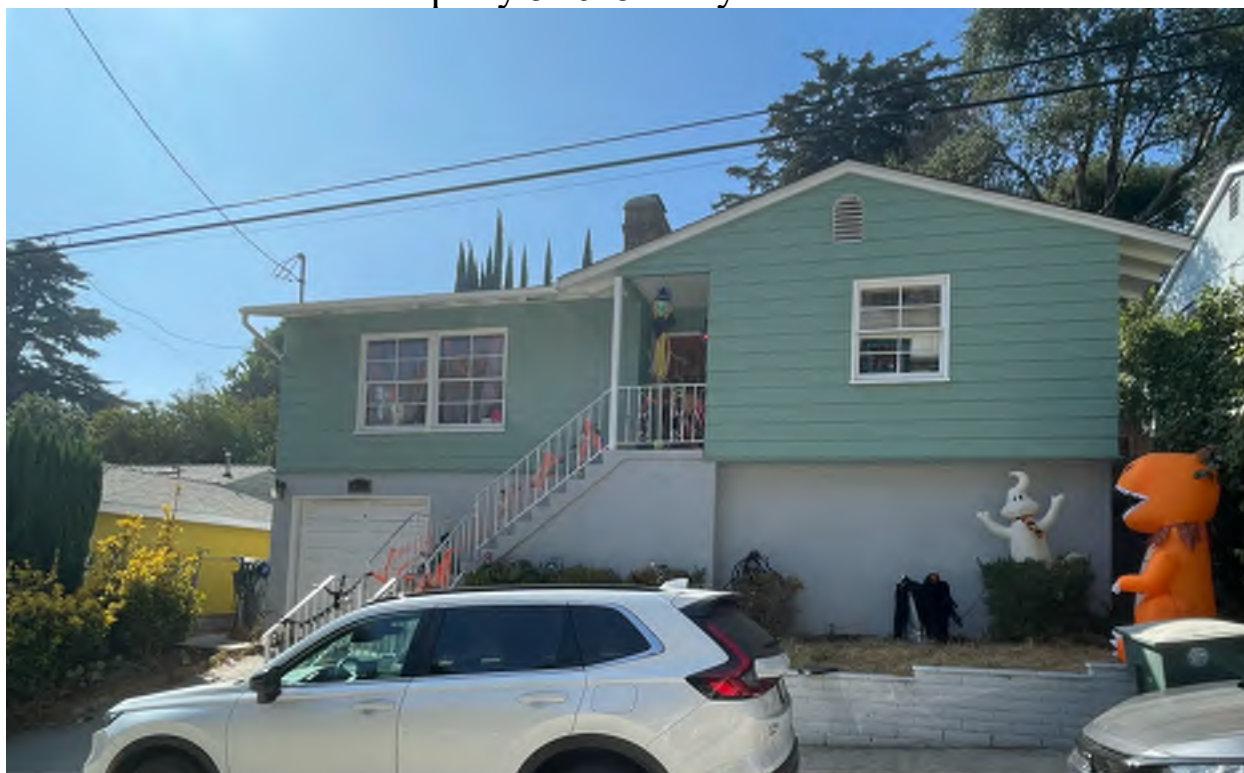
Property 3: 619 Canyon Drive



Property 4: 620 Canyon Drive



Property 5: 615 Canyon Drive



Property 6: 612 Canyon Drive



Property 7: 611 Canyon Drive



Property 8: 605 Canyon Drive



Property 9: 604 Canyon Drive



Property 10: 601 Canyon Drive (subject property)



Figure 1: Front face of subject property



Figure 2: Back face of subject property



Figure 3: Front left face of subject property

Figure 4: Back left face of subject property



Figure 5: Front right face of subject property

Property 11: 600 Canyon Drive



Property 12: 529 Canyon Drive



Property 13: 528 Canyon Drive



Property 14: 525 Canyon Drive



Property 15: 524 Canyon Drive



Property 16: 519 Canyon Drive



Property 17: 1445 Millar Drive



Property 18: 511 Canyon Drive



Property 19: 510 Canyon Drive



Property 20: 524 Luton Dr



Property 21: 1447 Millar Dr



Property 22: 600 Luton Drive



15. Survey List

Property ID	Address	Story Height	Setback	Floor Area Ratio	House Size	Lot Size
1	625 Canyon Drive	2	19' 0"	0.17	1715	9900
2	624 Canyon Drive	2	4' 5"	0.38	1660	4420
3	619 Canyon Drive	2	12' 8"	0.15	864	5600
4	620 Canyon Drive	2	9' 5"	0.29	1631	5644
5	615 Canyon Drive	2	11' 5"	0.20	1236	6050
6	612 Canyon Drive	1	17' 0"	0.17	1066	6370
7	611 Canyon Drive	1	8' 10"	0.16	977	6300
8	605 Canyon Drive	1	13' 0"	0.15	924	6300
9	604 Canyon Drive	1	15' 3"	0.14	918	6800
10	601 Canyon Drive	2	32' 6"	0.16	1006	6250
11	600 Canyon Drive	2	31' 4"	0.31	2168	7000
12	529 Canyon Drive	2	20' 6"	0.20	1219	6150
13	528 Canyon Drive	1	26' 9"	0.16	1141	7300
14	525 Canyon Drive	2	19' 5"	0.19	1134	6000
15	524 Canyon Drive	1	27' 6"	0.16	1277	7850
16	519 Canyon Drive	2	16' 9"	0.19	1691	8687
17	1445 Millar Drive	1	27' 10"	0.24	1578	6552
18	511 Canyon Drive	1	19' 2"	0.20	1321	6570
19	510 Canyon Drive	2	24' 8"	0.35	1881	5390
20	524 Luton Dr	2	4' 6"	0.30	1632	5390
21	1447 Millar Dr	2	25' 0"	0.13	1130	8432
22	600 Luton Drive	1	3' 11"	0.18	1406	7980
	Average	1.6	17' 5"	0.21	1344	6679

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: January 24, 2025

DUE DATE: February 11, 2025

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Alan Lamberg, Planner

Tel. # 818-937-8158

PROJECT ADDRESS: 601 Canyon Drive, Glendale, 91206

Applicant: Patricia Castillo for EZ Plans

Property Owner: Daniel Stern & Alyssa Becker

PROJECT DESCRIPTION: A 418-square-foot (SF) front addition with a new TBD-SF stair well to 2nd floor, remodel 2nd level, remove unpermitted rear den and replace with TBD-SF deck to an existing 1,589-SF single-family dwelling built in 1946 on the 6,260-SF site, which is located in the R1-I Zone.

PLEASE CHECK:

<p><input type="checkbox"/> A. CITY ATTORNEY</p> <p><input type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Building & Safety<input checked="" type="checkbox"/> (2) Neighborhood Services<input type="checkbox"/> (3) Design Review & Historic<input type="checkbox"/> (4) Economic Development<input type="checkbox"/> (5) Housing<input type="checkbox"/> (6) Urban Design & Mobility <p><input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) Water<input type="checkbox"/> (2) Electric	<p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) Engineering & Land Development<input type="checkbox"/> (2) Traffic<input type="checkbox"/> (3) Facilities (city projects only)<input type="checkbox"/> (4) Integrated Waste<input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input checked="" type="checkbox"/> J. GLENDALE POLICE</p> <p><input type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)<input type="checkbox"/> (2) Tribal Consultations (EIFs)<input type="checkbox"/> (3) City Clerk's Office
--	---

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: _____
ADR/DRB Case No.: PADR-004170-2024

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: _____

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address:** **601 Canyon Dr**

**Project
Case No.:** **PADR-004170-2024**

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☐ This office **DOES NOT** have any comment.

☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: 2/11/2025

Print Name: Celine Sarkisloo

Title: Building Code Specialist III **Dept.** Building and Safety **Tel.:** 818-237-7956

a. ADDITIONAL COMMENTS:

- ☐ 1. The following documents/plans shall be submitted to Building and Safety for review (after initial review, additional requirements may follow accordingly):

- a) Soils/Geology report
- b) Survey map
- c) Architectural plans
- d) Structural plans and calculations
- e) Site drainage
- f) Grading plans
- g) Topographic map
- h) Green building plans
- i) Energy compliance form

2. The placement of the new deck shall be in accordance with section 1808.7 of the Building Code

3. Clearly identify all the retaining walls as new or existing

4. Show the total height of the hill/existing grade on building elevation and section plans

5. Provide a full lot site survey prepared and stamped and signed by a California Licensed Surveyor to verify location of existing property lines and to verify the location and distance of the proposed new structures and buildings to property line

6. A Grading Permit will be required for the following:

- a) All excavations exceeding 2-ft. in depth (except for footings, basements and retaining walls). Note: the placement of excess material from such excavations may require a grading permit.
- b) All fills:
 - i. Intended to support structures.

- ii. That obstructs or diverts a drainage course.
 - iii. One foot or more in depth placed on natural slopes steeper than 5 units horizontal to 1 unit vertical.
 - iv. 3-ft. or more in depth at its deepest point and greater than 50 cubic yards.
 - v. 5-ft. or more in depth at its deepest point and greater than 20 cubic yards.
- c) The grading of access roads or pads for exploratory excavations

7. Plans shall be in compliance with the current edition of the City of Glendale Building and Safety Code (GBSC)

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

- 1.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

**Project
Address:** **601 Canyon Dr**

**Project
Case No.:** **PADR-004170-2024**

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☐ This office **DOES NOT** have any comment.

☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: 2/5/2025

Print Name: Jose A. Muñoz

Title: Arborist Technician **Dept.** PW Forestry **Tel.:** x.3402

a. ADDITIONAL COMMENTS:

☐ **1. SUMMARY**

The subject property is a single-family residence located in the northwest Woodbury neighborhood in Glendale, CA 91206. Provided plans propose a 418 square foot addition at ground level to existing structure, along with interior modifications at second level, and deck in rear landscape. Project as proposed requires additional information to determine next necessary steps. Please see below.

INDIGENOUS TREE ORDINANCE

It is unclear if any Indigenous Protected Trees are on site or within 20 feet of subject property. Applicants may provide a photographic survey of all trees on site or request a Forestry inspection at x.3402. Please see below.

CITY STREET TREES

There are currently no City Street trees located adjacent to subject property. Forestry will not implement a condition for new City Street Trees. Please see below.

RECCOMENDATIONS

If it is believed that no Indigenous Protected oak, bay, or sycamore trees exist on site or within 20' of the property, applicant may add the note "There are no protected oak, sycamore, or bay trees on the property or within 20' of the property" to the project site plan **ONLY** if it has been verified that Indigenous Protected trees per GMC (Glendale Municipal Code) 12.44 do not exist on site or within 20' of the property.

I can be contacted at JoseMunoz@GlendaleCa.Gov or x.3402

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: **601 Canyon Dr**

Project
Case No.: **PADR-004170-2024**

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☒ This office **DOES NOT** have any comment.

☐ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: **02-07-2025**

Print Name: **Jessica Sada**

Title: **Admin. Assoc. Dept: Neighborhood Services. CDD** **Tel.:** **818-937-8167**

a. ADDITIONAL COMMENTS:

☐ 1.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

☐ 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

☐ 1.