

July 22, 2015

Applicant:

Edward Hagobian & Associates
220 South Kenwood Street, Ste. 210
Glendale, CA. 91205

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1507687
3647 Saint Elizabeth Road**

Dear Mr. Hagobian,

On July 22, 2015, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **CONDITIONALLY APPROVED** your design review application proposing to remodel the existing outdoor space in the rear yard by adding a new wood deck, a metal shade device attached to the house, concrete deck around the existing pool, and a green screen landscape wall (along the west property line) on an existing single-family house with an attached two-car garage located on a 15,192 square-foot lot. The proposed improvements will all be located at the rear of the house and not visible from Saint Elizabeth Road. The property is located in an R1R, Restricted Residential Zone, floor area district III.

STAFF RECOMMENDATION: APPROVAL with CONDITION

CONDITION OF APPROVAL

1. All proposed landscaping including the planting for the green screen shall be drought tolerant plants.

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 new 388 square foot wood deck will be located at the rear of the house and will have approximately 20 foot interior setback. The proposed wood deck will not be visible to the surrounding neighbors due to the surrounding properties being at a lower elevation and due to the existing and proposed landscaping masking the deck. In addition, the deck will not be affecting the privacy of the surrounding neighbors due to the same reason.
- The metal trellis will be located at the rear of the house, adjacent to the pool, and will extend about five feet from the house wall.
- There will be no added floor area or modifications to the front façade of the house.
- The proposed green screen fence will provide privacy for the subject property's rear yard and will be 10.5 feet high. This screen will incorporate vertical planting grown along the screen to help soften the view of from both sides. The neighbor to the west has a patio adjacent to the subject property which overlooks the pool area of the subject property. In addition, the property to the west is about three feet higher in elevation than the subject property. The proposed screen fence is the lowest height necessary to protect their privacy. The neighbor to the west is aware of the proposed screen fence and has not expressed any opposition to it.
- There are no changes proposed to the existing garage location, walls, and fences on-site or along the perimeter.

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

- There are no changes to the massing or scale of the house due to all the work taking place at the rear of the lot and at least eleven feet away from the pool area and 20 feet away from the wood deck to the interior property lines.
- The additional mass created by the new deck is in keeping with similar decks throughout the neighborhood.
- The supporting wall is set back from the face of the deck, leading to a lower wall height and reduced sense of mass.

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

- The subject proposals are all located at the rear of the subject house and will not be visible to the adjacent neighbors due to the existing slope and current and proposed landscaping.
- The wood deck, metal patio cover, and green screen fence will be quality materials that will blend in with the existing architecture of the house and be similar to the appearance of other rear decks in the area.

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, Brad Collin, at 818-548-3210 or via email at bcollin@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 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 **August 6, 2015**, in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
<http://www.glendaleca.gov/appeals>

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, Bradley Collin, 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, Bradley Collin, for stamp and signature prior to submitting for Building plan check. Please contact Bradley Collin directly at 818-548-3210 or via email at bcollin@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Urban Design Studio Staff

PL:JP:BC