



July 20, 2017

Mr. Amir Kacem
29641 S. Western Avenue, #405
Rancho Palos Verdes, CA 90275

**RE: 1263 Boynton Street
Administrative Design Review Case PDR 1703071**

Dear Mr. Kacem:

On July 20, 2017, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application for the construction of two new, two-story dwelling units, remodeling of the existing one-story dwelling unit, and construction of three attached, two-car garages on a 9,060 sq.ft. lot located in the R-2250 (Medium Density Residential) Zone, at **1263 Boynton Street**. The existing detached garage will be demolished.

CONDITIONS OF APPROVAL:

1. Details of all perimeter fences and gates shall be provided for approval.
2. Trees and a privacy hedge shall be provided for the common outdoor space.
3. Details of the trash enclosure with the required minimum five-foot interior setback shall be provided on the plans for approval.
4. Downspouts shall be shown and specified on the plans for approval.
5. Exterior mechanical equipment location and screening shall be shown and specified on the plans for approval.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The new two-story dwelling units will be located to the rear of the existing one-story dwelling unit and all will have private two-car attached garages. The front unit will maintain the existing front setback. The new units will relate to the front unit and will integrate with the site conditions and surrounding properties.
- The new units will be appropriately setback from all property lines consistent with the guidelines and zoning code.

- The common outdoor space will be located near the front of the property behind a gated area and will contain seating and other amenities.
- Trees and a privacy hedge are necessary to improve the use of the common outdoor space. A condition is added to this effect.
- All units will have private entry porches.
- Access to the garages will be from the existing driveway leading to a common garage entry court and will not be facing the street.
- All perimeter walls and gates are not clearly shown on the plans. Proposed walls and gates shall complement the building in style, color and materials and is conditioned accordingly.
- The required trash enclosure with the minimum five-foot interior setback is not clearly shown on the plans and the location of exterior mechanical equipment, if any, is not specified. Not all downspouts are shown on the elevations. These are conditioned accordingly.

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

- The roof design, building mass and proportions are consistent throughout the building.
- The two new units and the building will provide appropriate setbacks.
- The two-story building mass and height will integrate with the neighboring buildings.
- The existing one-story front unit will be maintained.
- The building facades and volumes will be articulated with varying setbacks and balconies and will reduce the appearance of a boxy building.

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

- The design of the building is contemporary and appropriate to the neighborhood.
- The proposed stucco finish, stone and wood cladding, white fiberglass window frames with wood trim and sills, corbels, fascia and flat roof tiles complement each other and integrate with other buildings in the neighborhood.
- The entry to each unit is well-defined.
- Details of the window installation show recessed windows accentuated by wood trims and sills.
- The roof is designed with hipped and gabled sections that integrate well together.
- Permeable pavers are specified for the driveway.

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, Chris Baghdikian, at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Two email messages were received, one in support of the project citing the need for additional housing and the proximity of the project site to public transportation and the other in opposition citing development density and traffic congestion in the vicinity of the project site.

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 **August 4, 2017** 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

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, **Chris Baghdikian**, 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, Chris Baghdikian, for stamp and signature prior to submitting for Building plan check. Please contact Chris Baghdikian directly at 818-937-8182 or via email at cbaghdikian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

A handwritten signature in blue ink, appearing to read "Kurtine A. ...", is written over a horizontal line.

Urban Design Studio Staff
PL:KA:CB