

Arman Abgaryan
336 North Central Avenue, Suite 9
Glendale, CA 91203

**RE: 3322 BARNES CIRCLE
Administrative Design Review Case PDR 1711901**

Dear Mr. Abgaryan:

On August 10, 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 facade remodeling and architectural style change of the existing 4,055 square-foot single-family residence with the existing attached three-car garage on a 7,710 square-foot lot located in R1R (Restricted Residential) Zone, Floor Area Ratio District III, located at **3322 Barnes Circle**. There are no proposed changes to the floor area of the existing house.

CONDITIONS OF APPROVAL:

1. Show drainage system (gutters and downspouts) of the proposed flat roof on drawings.

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:

- There is no significant change to the site planning of the subject property.
- The new entryway will reduce the existing front setback of 20'-6" to 16'-6", which is consistent with the average front setback of 17 feet in the neighborhood.
- There are no proposed changes to the floor area of the existing house.
- There are no proposed changes to the existing landscape and hardscape except the replacement of the existing concrete walkway at the front of the house with a landscaped area to complement the proposed design.
- Two proposed 6-foot tall steel gates at each side of the house facing Barnes Circle are appropriate to the proposed architectural style.

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 mass and scale of the proposed facade alterations and architectural style change are appropriate to the building and fits the surrounding neighborhood context.
- The new entryway with the overall height of 13'-0" is well integrated into the overall design and will not exceed the existing building height.
- The new parapet walls at the side facades will not raise the overall height of the house or significantly increase the height of the walls.

- The entryway will have a flat, built-up roof and the tiles on the existing roof of the entire house will be coated (gray color) with a product intended for tile application to complement the proposed design concept.
- The scale and proportion of the proposed canopy and parapet over the existing garage are consistent with the proposed architectural concept.
- The new steel trellis at the front patio is well balanced and is consistent with the overall mass and scale of the new facade.

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 proposed architectural details, materials, and color including smooth stucco finish, metal canopy, stainless garage doors, wood door, steel gates, and new steel trellis are consistent with the proposed Contemporary Modern Architectural Style and to the neighboring houses, which have a variety of architectural styles.
- The scale and proportion of the proposed 13-foot high entryway are well integrated into the overall design and fits the neighborhood context.
- There are no proposed changes to the existing windows. New fixed windows (sidelights) on the either side of the new door are appropriate to the overall design.
- Drainage system of the new roof is not shown in the proposal. A condition of approval is recommended to show drainage system (gutter and downspouts) on drawings.

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@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 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 25, 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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

JP:ab