



August 28, 2017

Aram Alajajian
320 Arden #120
Glendale, CA 91203

**RE: 1000 Avonoak Terrace
Design Review PDR1608723**

Dear Mr. Alajajian

On August 28, 2017, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application proposing to convert the existing attached, two-car garage into living space, adding 634 square feet to the existing 2,152 square-foot house (built in 1967), on a 9,300 square-foot lot in the RIR (Restricted Residential) Zone, Floor Area Ratio District I located at **1000 Avonoak Terrace**.

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 two-car garage is appropriately placed under the proposed garage conversion of the existing house.
- The majority of the existing building footprint will remain, with a four-foot extension added along the side of the garage conversion to allow for stairs and access to the new lower level garage.
- The garage/driveway will remain at the same location on the site, but will be down-sloping.
- The existing landscaping on the backyard sloped areas will be replanted with drought tolerant and MWELo compliant landscaping to match or complement the new proposed landscaping, and tree species (at maturity) will not exceed the pad level of adjacent properties, so they are not out-of-scale with the height of the house.
- The new retaining walls terrace with the slope (decorative material will be approved by staff).

Mass and Scale

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

- The proposed garage conversion into living space and the new garage addition below the existing structure is appropriate, because it is within the existing building footprint.

- Raising the existing roof over the new living, dining and family rooms by 2-feet to accommodate 10-foot ceiling heights, the existing roof/parapet height (above the kitchen, bedrooms and bathrooms) by 2-feet to create a rooftop air duct enclosure, and the existing entry roof height by 1'-9" is appropriately integrated into the design of the house.
- The architectural concept is consistent throughout.

Building Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The design of the addition maintains the overall character of the 1960s modern style simple box form with flat roofs, deep eaves, prominent fascia, and large glazed openings.
- The architectural style and details will be consistent throughout.
- New materials (composite wood, steel trowel finish cement plaster) enhance the modern style of the house.
- New windows and doors will be aluminum to match the existing windows and are appropriately placed.
- New stucco walls will match the existing stucco walls.
- The cream, brown and grey colors are compatible with the residences in the neighborhood and the natural environment.
- The new roof material will match the existing roofing material and a roof drainage plan will be provided.
- The solid, horizontal garage door as shown in the rendering complements the architectural style of the house and neighborhood.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Letters 1, 3, 4, 5, 6, 7 and 8

Re: Height, View Protection, and CC&R's

The proposed project at 1000 Avonoak Terrace was originally planned as a 2nd-story addition. In response to neighborhood concerns regarding height and obstruction of views, the project was revised and instead focuses on interior renovations, façade adjustments, and converting the existing 2-car garage into livable space. A new two-car garage is located below the existing 1st-floor level with access via a down-sloping driveway (currently up-sloping) that remains in the existing location. A minimal extension at the upslope side of the house is added to provide access stairs to the garage.

Overall, the proposed project raises the existing building height by 2'-0" - at the front portion of the house and at the rear roof perimeter for roof-top ducting. Additionally, at the covered entry/foyer an additional 1'-9" is added (an area approximately 9' wide x 20 feet deep) to define the entry similar to the existing home. The proposed building height (11'-3" above finished 1st floor) will remain below the pad height of the adjacent uphill property with the exception of the entry/foyer (13'-3" above finished 1st floor) which extends less than 1'-6" above the pad elevation. Any impact of this feature is minimal.

The City of Glendale's Code does not provide for view protection; however, the applicant chose to revise their proposal to address this concern. Disputes regarding CC&Rs are a civil matter between property owners.

Letters 2, 6, and 8

Re: Property Survey, Grading & Hillside Stability and Construction Guidelines

Projects go through a series of review stages. Currently, the proposed design is being reviewed for design compliance with the City's Hillside Design Guidelines. If approved, completed construction documents enter a plan check phase. A grading plan is required to be submitted to Public Works Engineering for plan check at which time the stability of the hillside will be reviewed/ensured. Zoning and building code compliance are reviewed at that time as well.

The property survey is provided by the applicant. As drawn to scale, property line dimensions match the City's official map dimensions. However, the noted "62.98" dimension should be noted as "67.98." The applicant's survey shows the existing retaining walls on the adjacent property. No changes are proposed for these walls. It should be noted that property line discrepancies are a civil matter between property owners.

A building permit is required to begin construction. The City imposes acceptable times for construction to minimize noise. Outside construction or equipment operation is allowed between the hours of 7 a.m. and 7 p.m., except Sundays per Glendale Municipal Code Section 8.36.080.

CC&Rs are a civil matter between property owners of the subdivision.

Conditions

1. Provide a roof drainage plan and show any exposed downspouts on building elevations.
2. Provide a solid panel garage door (as shown in the rendering) in place of the specified metal frame and translucent panel door for a more appropriate style compatible with the house and neighborhood.
3. Provide cut sheets for all building and site lighting fixtures. Use shielding on fixtures to orient light downwards.
4. Provide a vertical window section/detail for windows at front and side elevations.
5. Provide retaining wall/planters of a decorative material (to be approved by staff), such as split face block, and show retaining walls heights on all elevations.
6. Provide a landscaping plan indicating the backyard slopes replanted with drought tolerant and MWELO compliant landscaping to match or complement the new proposed landscaping; a tree species (at maturity) that shall not exceed the pad level of adjacent properties, so they are not out-of-scale with the height of the house; and adequate planting provided to screen maximum allowable heights of retaining walls visible from the street, (particularly as shown on Sheet-A-3.1-North Elevation).

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, Kathy Duarte, at 818-937-8163 or via email at KDuarte@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 Planning Commission 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 , **September 13, 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

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, Kathy Duarte, 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at KDuarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Antine A. O.
Urban Design Studio Staff

KA:kd

Attachments: Eight Letters/Emails Received from Residents

Cc: Leslie Nishanian, Property Owner