

July 9, 2018

Anahid Dermegerdichian  
1401 Graynold Avenue  
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1804768  
1401 GRAYNOLD AVENUE**

Dear Ms. Dermegerdichian:

On June 29, 2018, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application to add 621 square feet (SF) to an existing one-story, 1,354 SF single-family dwelling (originally constructed in 1936), located on an approximately 6,808 SF, corner lot in the R1 (Floor Area District I) zone, located at **1401 Graynold Avenue**. The addition includes a 299 SF addition to the side street façade facing Olmstead Drive and a 322 SF addition at the rear.

**CONDITIONS OF APPROVAL:**

1. That all windows visible from the public right-of-way must be either casement or hung windows, recessed into the wall opening with wood (or equivalent) sills and frames, to be consistent with the Traditional style and existing windows. The plans must include a window detail for windows that reflect the recess, wood frame and sill.
2. That all downspouts and gutters must be identified on plans and elevations for staff review and approval.
3. That all detailing must be consistent with the existing, including eaves.

**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 additions to the existing house will modify the building footprint in an appropriate manner. The existing single-family house is centrally sited on a corner lot. A 299 SF addition (house extension) is proposed to the side street façade facing Olmstead Drive for a kitchen extension and new bath/laundry, and a 322 SF addition at the rear for a den extension, where it will fill in the U-shaped space, in conjunction with the replacement of an unpermitted patio enclosure.
- The existing street front setback along Graynold Avenue will remain unchanged at 25 feet. The new street side setback along Olmstead Drive for the addition will be 6'-5½", which complies with the six-foot minimum side street setback per the Zoning Code. The house will still be set further back from the side property line along Olmstead Drive than the existing garage.
- The existing detached, two-car garage (facing Olmstead Drive) and driveway will remain unchanged.

- The majority of the existing landscape on-site will remain, and any new landscaping along Olmstead Drive adjacent to the new addition should be drought tolerant.

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

- The proposed one-story additions to the existing one-story house appear appropriately sized and scaled, and will not result in an overwhelming presence on the corner lot facing the two streets.
- The facades are articulated as seen in the slight changes in plane, fenestration pattern, and hipped/gabled roof design. The addition fronting Olmstead features an offset in horizontal plane to provide a bit of relief and interest to an otherwise boxy form.
- The addition at the side of the residence features an extension of the existing, 5:12 side gabled roof ridge, and a new 3:12 gabled roof form facing Olmstead. The infill addition at the rear has a new 4:12 gable that does not project above the front side gable and will not be visible from Graynold Avenue. While the proposed roof pitches are different, the overall roof form works, given that the additions do not extend above the existing, highest ridge. The proposed low-profile massing of the additions are compatible with the existing house.
- The overall height will be 13'-4", given the slight drop-off in the building pad along Olmstead Drive, but the height of the one-story house will appear unchanged from Graynold Avenue.
- The one-story building mass and proportions are consistent with the existing house and surrounding neighborhood, where all of the homes in the survey area are one-story.

**Building Design and Detailing** – The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- Overall, the applicant's proposed design and detailing is consistent with the existing Traditional style of the residence through the use of materials (stucco, composition shingles, wood fascia) and colors.
- All new windows will be vinyl, block frame, and primarily double-hung in operation, consistent with the traditional style. Windows along the south elevations are proposed to be sliders (certain existing slider windows to be re-used). Per the window guidelines, all windows visible from the public right-of-way must be either casement or hung windows, recessed into the wall opening with wood sills and frames, consistent with the Traditional style.
- The extension of the existing roof ridge and building forms maintain the basic design and are complementary to the Traditional style of the house.

**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, Vilia Zemaitaitis, at 818-937-8154 or via email at [vzemaitaitis@glendaleca.gov](mailto:vzemaitaitis@glendaleca.gov).**

#### **RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD**

Staff did not receive any community input during the comment period regarding this application.

## **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 Historic Preservation 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 **July 16, 2018** 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](http://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.

## **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, **Vilia Zemaitaitis**, 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, Vilia Zemaitaitis, for DRB stamp and signature prior to submitting for Building plan check. Please contact Vilia Zemaitaitis directly at 818-937-8154 or via email at [VZemaitaitis@glendaleca.gov](mailto:VZemaitaitis@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development



Kris Agardi, Urban Design Studio Staff

KA:vz