



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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August 27, 2018

Arthur Israelyan
635 West Colorado Street #102
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1727611
1132 East Maple Street**

Dear Mr. Israelyan,

On August 27, 2018, 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 to construct a new two-story, 1,378 square-foot residential unit and a new two-car garage at the rear of the existing 1,886 square-foot house with a detached garage on a 7,000 SF lot in the R-2250 Zone, located at 1132 East Maple.

CONDITIONS OF APPROVAL:

1. A designated trash area is not clearly depicted on the site plan. A condition is added requesting to clearly show a proposed located for trash areas for both units.
2. All windows to be recessed with a sill and frame.
3. Raise the sill height of the window at the projecting bay at the center of the second-floor south façade or remove this window from the proposal and possibly add two smaller windows, facing east and west, at the return walls of this bay.

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-story residential dwelling unit at the rear of the property will have two attached two-car garages on the ground floor. One of them will serve the new residential unit and the other will serve the existing house. No changes are proposed to the building footprint for the existing front unit. The new unit will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The new residential unit is designed with a somewhat L-shape building footprint, which is appropriately setback from all property lines to reflect existing neighborhood setbacks.
- The new unit will have a 66 SF private balcony on the second floor above the garage. The balcony is over 20 feet away from the front unit and appropriately setback from the side property lines. The location of the 2nd floor balcony above the garage is appropriate because it respects the privacy of the existing front unit and adjacent properties.

- Access to both garages for the front and rear unit will be from the existing driveway located on the east side of the property, which is consistent with the existing site conditions and other properties in the neighborhood.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setbacks as recommended by the Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveway and walkways.

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

- The roof design, building mass and proportions are consistent with the style of the building, the existing front unit and the neighborhood context.
- The new unit at the rear will provide appropriate setbacks to avoid being overbearing towards adjacent properties.
- The building's two-story mass and overall height of 22'-6" fits well with the remaining unit on-site and the surrounding one and two story buildings in the neighborhood.
- The new unit is located behind the existing front unit, which is appropriately setback from the street. Having this generous setback appropriately pushes the taller new mass toward the rear of the site and will respect the unit at the front and adjoining properties.
- The building facades of the new unit consist of varying forms, appropriate setbacks, and architectural design treatment including cladding materials, color combinations, a balcony, iron details, etc. Applying this technique serves to accentuate the design and minimize a boxy outline, which integrates well with the remaining one-story unit at the front and the neighborhood.

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

- The contemporary design of the new unit is appropriate to the neighborhood.
- The proposed stucco finish and white/cream color are appropriate and complement the brown accent color depicted on the windows, railings, corbels, and fascia. Overall, the proposed color palette for the new unit integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- Brown vinyl windows are proposed. A condition will be added to ensure that all windows are recessed with a sill and frame. As proposed, the windows are appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes composition shingle in a style that is appropriate to its contemporary design.
- The roof of the new unit is designed with various hipped forms, complementing the design of the building.

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, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

The City of Glendale received two letters from immediate neighbors during the pending decision period. The two respondents concerns are summarized below, followed by the response of Planning staff.

Respondent 1 resides in the house directly to the rear of the subject property and expressed concerns about 1) the project's impact on the privacy of her back yard and 2) its proximity to her property.

1. To partially address the privacy concern, the applicant removed the 45 square foot balcony proposed at the rear of the second floor. To further enhance Respondent 1's privacy, Planning staff has added a condition of approval stating that the center window at the projecting bay on the second floor of the south façade will either have its sill raised to avoid direct views down toward the neighbor's yard or have this window removed from the proposal. The condition gives the applicant the option of putting two smaller windows on the return walls of this bay if the center window is removed. Staff believes the larger window proposed at the east side of this façade is appropriate, as it is at some distance from the adjoining backyard and pool and overlooks the neighbor's garage roof.
2. The proposed project meets the Zoning Code setback requirements and its relationship to its neighbors is typical of properties found in the R-2250 zone and in the immediate area, therefore staff believes the site plan is appropriate.

Respondent 2 resides in a house with a rear property line that abuts the rear portion of the subject property at its side (east) property line. Most concerns focus on policy-level issues such as traffic, pedestrian safety, noise, stress on the city's infrastructure, neighborhood stability and quality of life, and whether new development is needed in Glendale. While all are important issues worth discussing as the City reviews its policies over time, they cannot be addressed in the zoning and design review of the present, Zoning Code-compliant project. The following issues mentioned in the letter are within the City's zoning and design review purview: 1) the project's impact on neighborhood parking; and 2) its impact on the Respondent's privacy.

1. The proposed project provides two parking spaces for each unit (4 total) on the subject lot, complying with Zoning Code standards.
2. The windows at the second floor of the east elevation that face toward the Respondent's property are relatively small and are a great distance from the rear façade of the house (approximately 90 feet). While there will be some visibility between the subject property and the Respondent's home, the view will be primarily toward the back of the neighbor's detached garage. This kind of visual relationship is typical in Glendale's multifamily areas featuring buildings of different heights and Planning staff believes that any privacy concerns are adequately addressed.

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 **September 11, 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

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, **Danny Manasserian**, 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, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
PL:JP:dm