



September 26, 2018

Franco Noravian
409 West Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1815840
5047 DUNSMORE AVENUE**

Dear Mr. Noravian,

On September 26, 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 convert 303 square-feet of an existing attached, 422 square-foot, two-car garage into a new master bedroom, and to construct a new 141 square-foot front entry addition, a 45 square-foot front porch and an attached, 424 square-foot, two-car garage at the front of an existing 1,674 square-foot single-family residence (constructed in 1958) on a 8,830 square-foot lot, zoned R1, FAR District I, located at **5047 Dunsmore Avenue**.

One comment letter was received during the public comment period.

CONSIDERATION(S):

1. That board and batten siding should be considered at the southern, eastern and western facades of the garage to enhance visual interest of the dwelling.

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 proposed project does not significantly alter the site planning of the lot.
- The additions at the front of the dwelling are configured with Zoning Code compliant setbacks that maintain the setback pattern of the neighborhood.
- A new attached street-facing two-car garage is proposed that will be accessed via the existing driveway from Dunsmore Avenue, which is consistent with neighborhood pattern.

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 overall massing of the additions is appropriate for the neighborhood. The roof will be slightly lower than the existing roof and the overall height of the building will be maintained at 13-feet, 3-inches.
- The neighborhood is comprised of primarily one and two-story single-family residences. The addition will maintain the one-story configuration of the single-family dwelling.

- The low pitched gable roof design at the addition will be consistent with the overall building design and relate well with the building concept.

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 project incorporates design details that are complementary to the existing style of the single-family dwelling, such as a stucco siding, wood fascia, asphalt shingles and stone veneer at the base of the front entry shingles.
- The new nail-on sliding and casement windows at the addition complement the style, placement, operation and window pattern of the existing dwelling. The material of the windows at the additions will be constructed of a quality fiberglass material.

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, Dennis Joe, at 818-937-8157 or via email at djoe@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 **October 5, 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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

- 1. This remodeling request is an overly "huge" addition that will take almost all of the land in the front of the home to the property line, leaving only the remaining land that is claimed by the City of Glendale. "This home will be the only structure on the block that extends all the way to the front property line while all of the existing homes remain set back."**

Because of the site's irregular shape, and deep setback between the dwelling's existing garage and the street front property line (approximately 45-feet), there is adequate area at the front of the dwelling for the project to comply with the minimum 25-foot street front setback Zoning Code requirement, as well as maintain the setback pattern of the neighborhood.

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, **Dennis Joe**, 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, Dennis Joe, for stamp and signature prior to submitting for Building plan check. Please contact Dennis Joe directly at 818-937-8157 or via email at djoe@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development


Urban Design Studio Staff
EK:DJ