



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

August 2, 2019

Yvette Yang
3435 Wilshire Boulevard, Suite 2905
Los Angeles, CA 90010

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1907866
2201 EL ARBOLITA DRIVE**

Dear Ms. Yang,

On August 2, 2019, 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 620 SF to the front of an existing 2,110 SF, one-story, single family residence with an attached two-car garage (constructed in 1971) on a 9,100 SF lot located in the R1R zone, Floor Area District II, located at 2201 El Arbolita Drive.

CONDITIONS OF APPROVAL:

1. All new planters at front façade shall contain drought tolerant landscaping.
2. Provide drawings showing roof drainage plan and elevations with gutters and downspouts for staff review.

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 proposal will alter the site plan by filling in the notch of the L-shaped plan. The addition will project approximately three feet closer to the street than the existing garage. The new 17'-0" front setback is in keeping with other houses on the block.
- The landscaping at the front will complement the building design. The new planter at the front will help soften the transition between the house and landscape. However, the amount of existing landscaping on the lot does not comply with current code. The applicant has provided an additional 486 SF of landscaping on the north and south side of the lot to meet the 40% minimum landscaping standard. A condition of approval is recommended requiring all new planters at the front to contain drought tolerant plants.

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

- The mass and scale of the one-story addition will be compatible with its existing structure and surrounding houses.
- The gable-on-hip roof over the addition matches the existing roof form and the new porch is well integrated, helping diminish the mass of the addition.
- There will be no change in the overall existing height of 14'-10".
- The scale and proportion of the project fits well within the surrounding context. The addition will not look massive since the combination of low overall height, materials, and location of doors/windows assist in diminishing its monumentality. The location of gable vents, stucco, horizontal siding, and the recessed porch allow the project to fit into the surrounding context.
- The new roof form will reinforce the overall building design by having the same pitch of 4 ½ :12 as the existing. By adding an additional hipped roof form on the south side, the building will have a sense of balance which will provides visual interest and scale and proportion to the structure. The new roof form will complement the existing design.

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

- The proposed addition will be architecturally consistent with the existing contemporary style of the house.
- The new entryway will be well integrated into the overall building design, by creating a recess for visual interest and a sense of arrival to the structure.
- Some of the existing sliding vinyl windows will remain. All new windows on the addition will be vinyl, a combination of sliding, fixed, and awning windows, and nail-in construction, which will be appropriate to the style and period of the house. The two windows at the front façade will have a wood trim to match the existing condition.
- The addition will be stucco, keeping consistency with the existing house. A dark concrete tile roof will be installed, matching the existing roof material. Redwood siding will be added around the front door, on the interior portion of porch, and on the left side of the garage to provide additional texture and enhance the overall appearance, and will terminate at appropriate locations.
- Drawings do not show downspouts or gutters. A condition of approval is recommended that the applicant clarifies how storm water is treated and if an on-site drainage system shall be provided.

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.

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 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 19, 2019** 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
JP:dm