



November 18, 2019

Oaken Babakhanian
6854 Foothill Boulevard
Tujunga, CA 91042

**RE: Design Review PDR1914341
333 West Acacia Avenue**

Dear Mr. Babakhanian:

On November 6, 2019, 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 proposing to demolish an existing detached garage to add 324 square feet of living space and an attached 2-car garage onto an existing 1,000 square-foot, one-story house; and to construct a new 1,439 square-foot, 2-story unit and attached 2-car garage at the rear of the 7,000 square-foot lot, zoned R2250 (Medium Density Residential) Zone at **333 West Acacia Avenue**.

CONDITIONS OF APPROVAL

1. Provide all exterior light fixture locations and cut sheet for staff review.
2. Replace the existing chain link fencing with wood fence approved and reviewed by staff.
3. Provide decorative paving, preferably permeable, at the driveway using a staff approved material.
4. Provide a landscaping plan using drought tolerant plants by a licensed architect for staff review.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The front unit will remain appropriately situated in line with adjacent properties and the 2nd unit is appropriately located at the rear of the property.
- The air conditioning unit is not located in a setback area.
- The landscape and hardscape are complementary to the building design.
- The driveway location will remain toward the east side of the property in keeping with the neighborhood pattern. However staff recommends a decorative paving material, preferably permeable, be applied that staff reviews and approves.
- Applicant shall replace the existing chain link fence with a wood fence, with proposed details submitted for staff review and approval.
- Applicant to submit light fixture locations and cut sheets for review and approval by staff.

Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The small additions to the street-fronting house are single story and in proportion with the existing house.
- The proposed massing and scale of the new two-story unit is appropriate as it is in keeping with the neighborhood setbacks, as well as the mix of single- and multi-dwelling units.
- The second floor of the rear unit is setback from the first floor to provide appropriate distance from the adjacent neighbors; and the second story balcony at the front helps break up the overall massing and provide a consistent architectural concept.

Building Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The traditional style architecture is consistent throughout both units.
- The stone wainscot on the front house provides high-quality materials facing the street and “wraps” the building corners.
- The silver gray color of the stucco, hardie board vertical siding, fascia, white window frames/trim and sills and gray roof are appropriate for the style of the house and the residences in the neighborhood.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. No comments were received.

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 **December 3, 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

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


Urban Design Studio Staff