



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

April 20, 2020

Alen Malekian
Malekian + Associates
2255 Honolulu Ave. 1A
Montrose, CA 91020

**RE: 1835 DEERMONT ROAD
ADMINISTRATIVE DESIGN REVIEW APPLICATION NO. PDRNRAF2003821**

Dear Mr. Malekian:

On April 20, 2020, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application for a one story, 347 square foot addition at the front façade and a one story, 736 square foot addition at the rear façade, adding a total of 1,184 square-feet, to the existing one-story, 2,633 SF single-family dwelling. The house was built in 1962 and is located on an approximately 14,040 SF interior lot in the R1R-II (Restricted Residential, FAR District II) zone. The new design will maintain the simple stucco-clad volumes of the existing house, while the front addition will provide a merger of traditional and contemporary design concepts. The project also includes two cantilevered rear deck expansions and expanding the attached two-car garage into a three-car garage.

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 addition takes place on the existing building pad, at the front and rear of the house and filling in the area between the garage and house, thereby minimizing land alteration. This building configuration is consistent with others in the neighborhood.
- The front setback to the house is approximately 31 feet, consistent with others in the neighborhood.
- The existing six-foot setback to the attached garage at the front (approved by Variance in 1962) is maintained.
- Two decks are added at the rear, extending from the existing pool deck and cantilevering out approximately 10 feet for the north deck and five feet for the south deck. Because they are cantilevered, no land alteration is required. The north deck extends over an existing pool equipment enclosure and therefore does not change the relationship between the building and the topography. Because the south deck extends just five feet from grade, it is visually unobtrusive. Both decks are located over 35 feet away from the rear property line. The north deck is located eight feet from the interior property line and the south deck seven feet.
- Part of the driveway will be converted to landscaping, ensuring a code-compliant driveway that is consistent with neighboring houses.
- Low-water use landscaping consistent with the architectural style is proposed.

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

- The massing change of the building as visible from the street is minor. The front façade addition takes place primarily within the area that is currently a deeply-recessed covered porch, and within an existing covered area between the house and garage.
- The overall height of the roof will stay the same. The existing hipped roof on the front porch is being replaced by a flat roof, which will increase the roof edge height by approximately 3-1/2 feet, however, the height is still lower than the primary roof ridge.
- The overall height of the building is increasing by approximately six inches (from 14'-9" to 15'-3"), with the added height taking place at the ground level of the northeast front façade addition, which is located on a downslope. Because the height increase occurs at ground level and not at the top of the house, the visual change is minor.
- The overall massing is well-proportioned and visually minimized by varying roof lines and façade planes. A window has been added at the front garage façade to help break up the wall massing.
- The new flat roofs are integrated well with the existing hipped roofs, creating roof massing appropriate to the blending of the original and proposed building volumes.
- Alteration of land form is minimized by the new rear decks cantilevering from the existing deck.

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

- The overall design and detailing are appropriate to the property and the neighborhood, with the new design effectively merging traditional and contemporary design concepts.
- Materials include standing seam metal roof cladding (at the existing hipped roof), limestone moldings, smooth plaster wall finish, bronze-colored aluminum windows and doors that emulate multi-light steel sash and doors, and a steel garage door.
- Windows are recessed with traditional window operations (casement/fixed) and external grids, and are appropriately placed in relation to adjacent homes in order to preserve privacy.
- Decorative paving is proposed in the driveway.
- Trash bin location is out of public view.

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, Cassandra Pruett, at cp ruett@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

One comment was received from a neighbor who lives on the block but had not yet reviewed the staff report. Two concerns were expressed, one regarding expanding the two-car garage which is currently located within the setback, and the other regarding the two proposed cantilevered rear decks. As the staff report demonstrates, the garage expansion takes place outside of both the street front and interior setbacks, and the rear deck expansions are unobtrusive and result in minimal land alteration since they are cantilevered.

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 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 **May 5, 2020 by email to the case planner, Cassandra Pruett, cpruett@glendaleca.gov**.

APPEAL FORM available on-line: <https://www.glendaleca.gov/home/showdocument?id=11926>

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, **Cassandra Pruett**, 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, Cassandra Pruett, for DRB stamp and signature prior to submitting for Building plan check. Please contact Cassandra Pruett via email at cpruett@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

PL:JP:CP