



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

October 4, 2021

Hamlet Zohrabians
3467 Ocean View Blvd. #B
Glendale, CA 91208

RE: 3575 East Chevy Chase Drive
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDRNRAF2019832

Mr. Zohrabians:

On September 30, 2021, 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 1,255 square-foot (SF), two-story addition to an existing 2,026 SF, two-story single-family dwelling (originally constructed in 1969), located on an approximately 22,230 SF lot in the R1R-III Zone (Restricted Residential, Floor Area Ratio District III). The addition includes a 629 SF, first-story deck, a 169 SF, second-story balcony, and a façade remodel to modernize the style of the residence.

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 expands the existing building footprint from the rear corner, and utilizes an existing relatively flat area of the site that contains no trees.
- The building is located near the center of the flag lot, behind another property, and therefore has limited visibility from the street.
- The addition and decks are located approximately 40 feet, on average, from all interior property lines.
- The first floor deck is primarily a replacement of the existing deck, moved over to allow for the addition, and slightly extended toward the south to align with the front façade.
- Existing oak trees will be maintained.

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

- The existing two-story building is 24'-10" in height, with a large first-floor deck wrapping the rear corner of the house. The proposed addition extends the building massing to the west by about 18 feet, with a total proposed height of 27'-3". The height increase takes place mostly at the ground level (where the site

slopes down) and therefore the highest point of the addition will be only slightly higher than the existing house.

- The building size is being increased from 2,026 SF to 3,281 SF, which is greater than the neighborhood average of 2,251 SF; however, the total floor area ratio is 15%, which is less than the neighborhood average of 16%. The large lot, its configuration as a flag lot, the over 100' long driveway to the front façade, the limited visibility from the street, the extensive setbacks to the addition, and placement on the site all contribute to the massing and scale being appropriate for this particular site.
- The first floor deck and second-story balcony extend westward from the main building mass. The decks utilize open railings and widely spaced columns, for a compatible residential-scale detail.
- The addition, deck and balcony are located toward the rear corner of this large lot with ample setbacks, reducing their visibility from and impact on neighboring properties.

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

- The project involves a façade remodel to modernize the structure. The existing house was built in 1969 and is of a traditional style. It has a large gable roof with an inset balcony at the second floor, a brick chimney, a large bay window and brick veneer on the front façade, and a recessed entryway. The rest of the building has stucco siding. The remodel includes replacing the existing asphalt shingle and brick veneer with the same material in a different color, reducing the size of the inset balcony, plastering over the brick chimney, and using stucco siding on the addition. The bay window will be removed and replaced with a large fixed window. The entryway will be aligned with the front façade and the front door replaced with a larger door with less detail. The garage door will be replaced with one of a simpler pattern. Although these changes result in a net decrease in design detailing and variation, the simplification provides a more contemporary aesthetic to the house while retaining some textural and color variation.
- The addition uses the same exterior finish materials as the adjoining walls, allowing it to blend well with the existing volumes.
- Exterior materials are varied and of high quality, including asphalt shingle roofing, smooth stucco siding, fiberglass Marvin windows and doors, brick veneer tiles, painted redwood deck and balcony railings, and painted metal gates and fences. The contemporary color scheme primarily consists of dark gray/black and white.
- The new front door, garage door and front picture window are consistent with the new contemporary style.

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 cpruett@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No public comments were received.

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 **October 19, 2021** 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

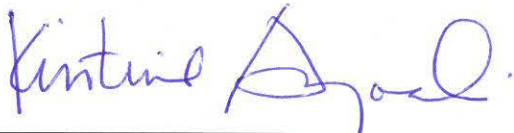
order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

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

A handwritten signature in blue ink, appearing to read "Kristine Aguilera".

Urban Design Studio Staff

PL:KA:CP