



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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June 12, 2023

Brendan Cox
3756 W. Avenue 40 Suite K
Los Angeles, CA 90065

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-000877-2023
1434 E. MAPLE STREET**

Dear Brendan Cox:

On May 31st, 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 application to create new two-story, 3,604 square-foot two-unit multi-family residential dwelling with attached garages on the ground level located at the rear of a 9,000 square foot lot at **1434 E. Maple Street**. Presently, the lot is developed with a one-story single-family-dwelling at the front of the lot, which will remain. The new two-unit structure features two, two-car attached garages (one per unit) on the ground level located behind the existing house.

Staff received one comment letter regarding this project during the comment period. Refer to the Responses to Community Input section beginning on Page 3.

CONDITIONS OF APPROVAL:

- 1) Revise the roof plan to ensure that all roof eaves have the same depth and consider adding layers to the roof form to be more consistent with the primary dwelling, removing the tacked-on gables above the patios if necessary. And bring the roof on the first-story all the way to the second-story balconies for a more natural flow.
- 2) That specifications (cut sheets) for the exterior lighting fixtures on the new building and locations shall be submitted to staff for review and approval prior to plan check submittal. The exterior lighting should be appropriate to and consistent with the style of the new building; limit their location to the main entry and patio doors.
- 3) Paint the gutters to match the adjacent wall color.
- 4) That all new fences/wall/gates be clearly shown on the plans for staff review and approval prior to plan check submittal.

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 new two-story residential building and attached garages are appropriately located at the rear of the site.
- The new units will be integrated with the existing site conditions and relate to the existing residence at the front and surrounding properties in the neighborhood.
- The proposed building is appropriately setback from the existing primary residence and property lines.
- The site provides the required landscaping and incorporates pavers and required private and outdoor common open space, appropriately integrated to the site.
- Overall, the placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setback as recommended by the Comprehensive Design Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveways and walkways.

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

- The new building is located behind the existing front unit and appropriately setback from the street. Having this generous setback appropriately pushes the new taller mass toward the rear of the site, respecting the single-family house at the front and adjoining properties.
- Overall, the proposed building's mass and scale, its overall height of approximately 24 feet, proportions, and architectural concept of the project are consistent with the existing residence and the neighborhood context.
- The facades of the new units minimize a boxy profile through the use of varying forms, offsets and recesses. A mix of materials, including stucco and stone cladding at the base integrates well with the existing house and the neighborhood context. The front entry doors and balconies are appropriately recessed into building, which helps articulate its facades.
- The new building is designed with a hipped roof form. For better design integration with the existing house, a condition is included to revise the roof form and provide a better overall design that matches the existing primary dwelling.

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

- Overall, the design and detailing of the new building at the rear are compatible with the contemporary style of the existing house through the use of architectural treatments, materials, windows, and colors.
- The new unit will feature an asphalt shingle roof material, and the exterior walls will be stucco with new stone cladding at the base and vine trellis frames on all four facades. Overall, the proposed color material palette integrates well with other buildings in the neighborhood, which are painted with neutral colors. The proposed design and materials are compatible with and appropriate to the existing style of the house on the site and the neighborhood.

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, Chloe Cuffel, at 818-937-8162 or via email at ccuffel@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

During the public comment period, staff received one letter in opposition to the project. Below is a summary of the points from the comment letter in opposition, and staff responses.

The neighbor objected to the project by suggesting that an increase in apartment buildings lead to a loss of neighborhood character due to a lack of investment on behalf of renters, who the neighbor presumes will occupy the new building. They also argued that the new units will increase parking demand on the street, where parking is already limited.

The proposed project will produce a net increase of two residential dwelling units on the subject property, which is zoned R-2250 (Medium Density Residential). The project is consistent with the zoning and land use designation of the area and, therefore, is not considered growth inducing. While there will be a net increase of two units, the property is zoned for the density and the use. Based on the zone and total lot area of 9,000 square feet, the maximum allowed density is four units. The property proposes two units, which is actually less than the maximum density allowed.

The project complies with Code required parking for the two-unit project as follows: two parking spaces per unit. A total of four parking spaces are required and provided. In accordance with the provisions of GMC 30.32.050, Table 30-32-A, guest parking is required for four or more residential units. As proposed, the two-unit residential project does not require guest parking. The project complies with parking requirements per Zoning regulations.

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 on **June 27, 2023**. All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," "Skip Application Guidance," then type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Information regarding appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Chloe Cuffel, at CCuffel@glendaleca.gov or 818-937-8162.

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, **Chloe Cuffel**, 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, Chloe Cuffel, for stamp and signature prior to submitting for Building plan check. Please contact Chloe Cuffel directly at 818-937-8162 or via email at ccuffel@glendaleca.gov.

Sincerely,

Director of Community Development



Milca Toledo, Senior Planner

CC:

Attach: staff report