



October 5, 2023

Armen Hagobian
220 South Kenwood Street #210
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-002025-2023
1040 Dolorita Avenue**

Dear Armen Hagobian,

On October 5, 2023, 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 construct four small additions to the building totaling 572.3 square feet on the existing 2,131-square-foot single-family, one-story residence.

CONDITION: None.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The additions are appropriate and minimally alter the footprint of the building on site. The majority of the additions infill existing void spaces retaining the street front, west, and rear setbacks. The largest of the additions is located on the southeast corner of the building and remains outside the required interior setback.
- The garage is accessed by the driveway to the west and is an existing non-conforming one-car garage with 18'x18'-8" interior dimension and 16'x7' garage door.
- The majority of the existing landscaping on site will be retained and the property exceeds the 40% minimum landscaping requirement.

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

- Though the addition will add 572.3 square feet to the existing building, it remains one-story, with no additional height added, and with a massing and scale similar to the surrounding neighborhood.

- Most of the additions to the building are small and mainly infill existing void spaces. The largest is at the southeast corner. The additions maintain the overall height and massing of the existing building.
- The additions retain the existing setbacks along the north, west, and south facades. The addition on the east would bring the massing of the building closer to the adjacent property, which sits at a downslope from the subject property, but its minimal height and distance between the existing buildings limit the impact on the adjacent building.
- The existing roof form on the building is somewhat complex and interesting and the proposed roofs mirror the existing pitches and forms making it compatible with the existing building. The addition at the front façade is appropriately placed under an existing roof projection.

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

- The proposed project retains the design features of the existing house including stucco cladding, low-pitched varied roof forms, and minimal detail for a seamless design and detailing between existing and proposed.
- The new windows are appropriate to the style of the house and mirror the operations already found on the residence.
- The overall design and detailing of the additions are compatible with the existing residence and meet the city’s Comprehensive Design Guidelines for Hillside Development.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

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 Jay Platt at (818) 937-8155 or via email at jplatt@glendaleca.gov.

APPEAL PERIOD, TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant’s attention is called to the fact that this grant is not a permit and that any permits 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 application within fifteen (15) days following the actual date of the decision. Information regarding appeals will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **October 16, 2023, at 5:00 p.m.** All appeals must be filed using the City's online permitting and licensing portal, please visit www.GlendalePermits.org to submit the application.

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.

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.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with **Jay Platt**. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, 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 Jay Platt for stamp and signature prior to submitting for Building plan check. Please contact Jay Platt directly at 818-937-8155 or via email at jplatt@glendaleca.gov.

Sincerely,

Bradley Calvert
Director of Community Development



Erik Krause
Deputy Director of Planning

KC:ss