



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

October 23, 2023

Arvin Shirinyans
225 East Broadway #100
Glendale, CA 91205

**RE: 3806 San Augustine Drive
ADMINISTRATIVE DESIGN REVIEW APPLICATION NO. PADR-001447-2023**

On October 23, 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 for a one story, 331 square foot (SF) addition at the front façade, a 310 SF attached covered patio at the rear, a 600 SF rear cantilevered deck, and a 559 SF pool that is partially in-ground and partially raised, at an existing 1,834 SF one-story house built in 1968.

CONDITION OF APPROVAL:

Any proposed exterior lighting shall be included in plans, designed to be architecturally compatible with the house and minimize spill onto neighboring properties, and be reviewed and approved by staff prior to building permit issuance.

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 front and prevailing setbacks are maintained. The addition, covered patio, and in-ground part of pool utilize the existing building pad area.
- The new deck extends from the existing back yard on-grade patio, projecting over the hillside between approximately 8 feet in depth (at the center) to 11 feet (at the sides); however, the deck cantilevers out to preserve the natural topography beneath. The deck extension distance (depth) is reasonable in terms of the site conditions, following the topography in plan view by being angled in at the sides where the topography angles in. The height of the deck from the grade below is less than 8 feet.

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

- The addition at the front is well-integrated into the existing building and roof form, maintaining the existing mass and scale.
- The addition adds architectural features to the front façade that help break up the massing, including additional windows, a small roof gable, and stone wainscotting.
- The rear covered patio, pool and deck are not visible from the public street.

- The rear covered patio roof continues the same building form and material as the existing roof and the height is minimized, with eaves aligning to existing roof eaves.
- The rear deck railing features glass, which is transparent and minimizes massing and scale.

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

- The addition, covered patio, pool and deck feature a consistent architectural concept, utilizing traditional architectural forms, details and materials that are appropriate to the project and surrounding neighborhood.
- The entryway provides an appropriate focal point and is well-proportioned.
- Windows are appropriate to the existing architectural style of the house. Additional windows added at the front enhance the front façade. Front façade windows are recessed with sill.
- Privacy of neighbors is maintained since no new windows face neighboring windows, and the deck does not overlook private areas of adjacent properties.
- Materials used on the front façade are high quality and consistent with existing materials. Materials include asphalt shingle roofing, smooth stucco siding, stone cladding with varied colors, concrete decorative (tile pattern) paving, a traditional style wood front door, wood panel decking, and glass railing.
- The HVAC is screened from public view. The trash collection location and exterior lighting has not been shown.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any public comments during the comment period.

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 Pruet, at 818-937-8186 or via email at cpruett@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 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 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 **November 7, 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 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 directly at 818-937-8186 or via email at cpruett@glendaleca.gov.

Sincerely,

BRADLEY CALVERT, AICP
Director of Community Development



Erik Krause
Deputy Director of Community Development