



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

October 26, 2023

Armen Hagobian
Edward Hagobian & Associates Architects, Inc.
220 South Kenwood Street #210
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-000588-2022
1620 DEL VALLE AVENUE**

Dear Mr. Hagobian,

On October 19, 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 an attached 486 square-foot garage at the front and side yard, and to legalize a 34 square-foot front entry enclosure and 200 square-foot rear patio enclosure to an existing 2,172 square-foot, single-family residence (constructed in 1922) on a property approximately 13,875 square-foot lot, located in the R1 (FAR District I) Zone, located at **1620 Del Valle**.

CONDITION:

1. The new front yard landscaping shall include a variety of low or very-low water use plants identified on www.bewaterwise.com or WUCOLS.

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 improvements are configured with code-compliant setbacks along the street front and interior yards and continues the setback patterns from Del Valle Avenue.
- The overall site planning for the new garage is consistent with predominant pattern of the immediate neighborhood, as the block is developed with a mix of street facing garages and detached garages at the rear.
- The unpermitted semi-circular driveway will be removed and re-landscaped with live vegetation with a five-foot-wide walkway path. As conditioned, the front yard landscape design will be enhanced with a greater variety of low or very-low water use plants identified on www.bewaterwise.com or WUCOLS.

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

- The overall massing of the project is compatible with nearby dwellings in terms of mass and scale. The front entry enclosure and attached two car garage will not project above the existing height of the building and will not alter the massing of the house viewed from Del Valle Avenue.

- The existing dwelling is designed with street and side facing gabled roofs at the first level and a shed roof second level, stucco siding and with composition roof shingles. The improvements to the building replicate the overall concept of the existing building.

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

- The 34 square-foot front entry enclosure incorporates design details that are complementary to the existing style of the single-family dwelling, such as single door with two side lights configuration and updating the gable above the front entry with horizontal siding.
- The Design Guidelines suggests that windows visible from the street should complement the architectural design, such as, recessed hung, casement or fixed windows with wooden sills and edge/trim detail. Because the three new windows are located at portions of the building not visible from public view (sides and rear), the flush nail-on windows with a hung and horizontal sliding operations are acceptable at the portions of the dwelling that are out of sight from public view.

RESPONSE 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 the case planner, Dennis Joe, at 818-937-8157 or via email at djoe@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 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) 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 13, 2023 at 5:00 PM**. 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, **Dennis Joe**, 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, Dennis Joe, for stamp and signature prior to submitting for Building plan check. Please contact Dennis Joe directly at 818-937-8157 or via email at djoe@glendaleca.gov.

Sincerely,

BRADLEY CALVERT
Director of Community Development



Erik Krause
Deputy Director of Community Development

KA:dj