



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

September 29, 2023

Arvin Shirinyans
225 E Broadway #100
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-000499-202
316 ALLEN AVENUE**

Dear Arvin Shirinyans:

On September 18, 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 allow a new, two-story 1,027 square-foot residential dwelling unit with an attached two-car garage at the rear of an existing 1,434 square-foot single-family dwelling (built in 1931) on a 8,350 square-foot lot at **316 Allen Avenue** (located in the R-3050 (Moderate Density Residential) Horse overlay zone). The existing detached, two-car garage will remain at the rear of the property and continue to serve the single-family residence. A stable, attached to the existing two-car garage, will be demolished.

Staff received one comment letter regarding this project during the comment period.

CONDITIONS OF APPROVAL:

1. That a two-foot wide landscaped area be provided, separating the driveway from the walkway in compliance with the Zoning Code.
2. That the project site be brought into landscaping conformity at the front and rear of the property with 50% of the landscaping being live plant material.
3. That all gutters be painted to match the adjacent wall color.

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 garage are appropriately located at the rear of the site.
- The new residential unit will be integrated with the existing site conditions and relate to the existing front dwelling and surrounding properties in the neighborhood.
- The proposed building is appropriately setback from the existing primary residence and property lines.

- The project proposes 33.98 percent landscaping for the entire lot, which complies with the minimum 30 percent required per the Zoning Code. However, a condition is included to provide additional landscape planter at the front of the lot, separating the driveway and walkway by two feet width and at least eighteen inches high of plant material per Zoning code.
- Overall, 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.
- The site plan provides adequate parking for the existing and new residential dwelling unit.

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, which is appropriately setback from the street. Having this generous setback appropriately sets back the taller new mass toward the rear of the site, respecting the existing residence at the front and adjoining properties.
- Overall, the proposed building's mass and scale, its overall height of approximately 23 feet, 3-inches, proportions, and architectural concept of the project are consistent with the existing residence and the neighborhood context.
- The addition features a hipped-roof design with a 3:1 pitch and features Spanish tile roof material to match the Spanish Colonial Revival architectural style.
- A portion of the second story is located above the new attached garage, creating a modulated roof form and building mass that is appropriate to the site and the neighborhood.
- The facades of the new unit minimize a boxy profile through the use of varying forms, offsets and recesses, which appropriately integrates with the existing house and the neighborhood context.

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 Spanish style of the existing house through the use of architectural treatments, roof forms, materials, windows, and colors.
- The new unit will feature Spanish roof tile, and the exterior walls will be smooth stucco, hung windows and canopies. Overall, the proposed design, color, and material palette integrates well with the existing front unit and other buildings in the neighborhood, which are painted with neutral colors.
- The entry façade will feature matte black sconces that are typical to the style of the building.

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 from a resident in the neighborhood. In their letter, the resident raised concerns associated with the proposed density and that the neighborhood will become crowded due to new apartment complexes. The property is located in the R-3050 (Moderate Density Residential) zone, which allows multi-family residential housing projects. Additionally, the proposed project will provide and comply with required parking in compliance with the Zoning Code. per the zoning code.

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 **October 14, 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