

November 10, 2014

Gary Akopian
635 West Colorado Street, #121
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1421380
407 Thompson Avenue**

Dear Mr. Akopian,

On November 10, 2014, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your administrative design review application to add a 1,204 square foot one-story second dwelling unit with an attached two-car garage to the rear of an existing property, and a two-car garage for the existing 736 square foot front dwelling unit on a 8,475 square-foot lot, zoned R3050 (Moderate Density Residential) Zone. The second dwelling unit and garages will match the existing house in terms of architectural style and materials.

CONDITIONS OF APPROVAL

1. Provide drought tolerant, shrub/hedge separating the driveway from the entry porch and common space (indicated on the plans but not labeled).
2. Provide accent permeable paving at common area and driveway (indicated on plans, but not labeled). Color to be compatible with finish color palette.
3. Provide correct (block frame) window detail.
4. Provide revised material sample board to include the paving and bench material.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The existing dwelling is located at the front of the property, and a new garage for this unit is located directly behind it, providing direct access to the unit. The new second dwelling unit with an attached garage is located at the rear of the property. A common outdoor area is located between the two units. The additions appear consistent with the character of the neighborhood and the intent of the Design Guidelines.

Mass and Scale –The one-story second dwelling unit and second garage are sensitive to and consistent with the height, roofline, and mass and scale of the existing building, the neighborhood and the City's Design Guidelines.

Building Design and Detailing – The proposed design and detailing is comprised of good quality materials, colors and details and appears consistent with the existing architecture. The craftsman architectural style, colors and materials of the proposed second unit and garages complement the existing house and the neighborhood and will be consistent with the intent of the Design Guidelines.

PROJECT ANALYSIS

PROJECT DESCRIPTION: The applicant is requesting to add a 1,204 square foot one-story second dwelling unit with an attached two-car garage at the rear of an existing property, and a two-car garage for the existing 736 square foot front dwelling unit. The 8,475 square-foot lot is zoned R3050 (Moderate Density Residential) Zone. The second dwelling unit will match the existing house in terms of architectural style and materials.

CONTEXT

GENERAL PLAN: Land Use Element: Low Density Residential. The project complies with the intent and General Plan and Land Use Element.

ZONE: R3050 – Moderate Density Residential Zone.

ENVIRONMENTAL CONSTRAINTS:

- Indigenous Trees: None.
- CEQA Status: The project is exempt from CEQA review as a Class 3 (“Construction or conversion of small structures”) exemption pursuant to State CEQA Guidelines Section 15383.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R3050	2 units, one story
South	R3050	7 units, two story
East	R3050	1 unit, one story
West	R3050	2 units, one story
Project Site	R3050	1 unit, one story

DESIGN GUIDELINE REVIEW AND STAFF ANALYSIS

Comprehensive Design Guidelines were approved by the City Council for multi-family developments on November 29, 2011. Design considerations discussed below analyze a project’s overall site planning, its mass and scale, and its architectural design and detailing with a purpose to ensure that the development is of high quality, relates to its neighbors and enhances the overall built environment. This neighborhood was originally developed in the 1920s with single family homes. It has since been developed with a variety of one and two story multi-dwelling units.

1. Site Planning – The existing 736 square foot house is located approximately 23 feet from the front property line on Thompson Avenue. A new detached 2-car garage will be located behind the existing dwelling unit. The proposed 1,204 square foot single-story second unit (with attached garage) will be located at the rear of the house. A 400-foot common open space area will be provided between the new detached garage and new dwelling unit. Approximately 38 percent of the site is landscaped with visible planting areas located in the street front yard and the street side yard facing Thompson Avenue.

Lot Coverage: The proposed lot coverage will be 34 percent, which is less than the 50 percent Zoning Code lot coverage Code maximum for this zone.

Landscaping: Approximately 38 percent of the lot will be landscaped which, exceeds the 30 percent minimum required.

Parking (including driveways): A new 2-car attached garage will be provided for the new dwelling unit and a new 2-car detached garage will be provided for the existing dwelling unit (per Code requirements). Access to both garages is from an existing ten-foot, six-inch wide driveway with the entry on Thompson Avenue.

Site Walls: No changes to the site walls.

Privacy: The entrance to the new unit faces the street; not the neighboring properties. The new unit is not adjacent to any units on the north side of the property. The second story building to the south looks down on the new unit and there are no windows facing the existing units on the first floor. In addition, a fence separates the properties.

2. **Mass and Scale** – The new single-story units' building mass and proportions match the existing unit at the front of the property. The proposed low-profile massing is compatible with the existing house and is consistent with the Design Guidelines.

Building Height: The height of the new dwelling unit with attached garage is 13 feet. The detached garage is 12 feet, six inches.

Setbacks: The setbacks of the new unit meet the minimum 8 feet, average of 13 feet interior setback requirements. The detached garage is setback 5 feet from the interior property line. No changes are being made to the front street setback.

Floor Area Ratio: The new floor area ratio will be 0.23 which is less than the maximum (.65) allowed in the code.

3. **Design and Detailing** – The design and detailing of the new 1,204 square foot unit and attached garage, and new detached two-car garage is consistent with the existing architecture. The proposed colors and materials are complementary to the existing unit at the front of the property.

Textures: The proposed finishes and materials will include:

- Shiplap cement siding hardy board – DE6069 Bannister Brown
- Wood molding, trim – DE6116 Dover Plains
- Vinyl Framed Windows – Off-white
- Roof – Composition shingles to match existing house

Quality of Materials: The proposed finishes, materials and colors appear to be of a high quality and are appropriate to the existing architecture.

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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **November 25, 2014** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
<http://www.glendaleca.gov/appeals>

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, Chris Baxter, 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 re-submittal 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at kduarte@glendaleca.gov.

Sincerely,

HASSAN HAGHANI
Director of Community Development


Urban Design Studio Staff

HH:KWD