

March 7, 2016

Edward Hagobian
220 South Kenwood Street
Glendale, CA 91205

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1528470
1430 Belleau Road**

Dear Mr. Hagobian,

On March 8, 2016, 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 approximately 1,400 square-foot addition to an existing single-family house, reposition the existing two-car garage and construct a rear deck on the site of an existing single-family residence in the R1R Zone, Floor Area District II, located at **1430 Belleau Road**. The staff report is attached.

CONDITIONS OF APPROVAL:

1. The applicant shall submit section drawings of typical window installation for review and approval of staff.
2. Consider introducing an additional material to portions of the residential facades to add interest to the single-family residence.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The proposed project does not alter the site planning of the lot significantly.
- The additions to the existing residence are proposed on areas of the site that had been previously graded with initial development of the neighborhood.
- While the proposed deck cantilevers over a portion of the site, due to the existing vegetation and topography of the neighborhood and the fact that no development is located immediately to the east, aesthetic and privacy concerns are negated.

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

- The proposed addition will keep the existing residence a single story, in keeping with adjacent structures.
- The house is located on a flag lot and the additions are primarily behind the existing house.
- The addition to the existing garage is also not visible from Belleau Road because of the angle of the residence and the flag lot situation.

- The sense of mass produced by the cantilevered deck, as seen from below, is mitigated by its distance from adjacent properties and the topography of the site.

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

- The design and material palette of the addition will match, and therefore be compatible with, the existing house.
- As conditioned, the applicant shall submit a section drawing of a typical window installation to ensure new windows will complement the Ranch style single-family residence.
- The applicant should consider introducing an additional facing material at the front-facing gable to add interest to the residence.

Response to Community Input Received During Comment Period

There were three written comments received from the community during the comment period. Concerns mentioned in these letters included:

- The proposed cantilevered deck is not in keeping with the neighboring properties and the underside of this feature would become a fire danger.
- The house is proposed from property line to property line, inconsistent with the R1R building restrictions.
- Removal of mature trees.
- The garage would require variances from development standards.
- No noise abatement wall is proposed to buffer frequent loud music from the subject property.
- Expansion of the deck and removal of trees will allow direct view into neighboring homes.

Included in the project along with the house addition is a projecting deck, which is proposed to extend from the graded pad approximately 17 feet in an eastern direction. While a projecting deck is not common in the area, several homes appear to have back yards containing retaining walls to extend their size to take advantage of the surrounding views. The deck would be a maximum of 10 feet high. No existing trees are proposed to be removed as a result of the project. Given the existing steep topography and vegetation on the subject site and surrounding area, visibility into nearby homes and outdoor areas would be extremely limited. The deck would be constructed to comply with the City's building codes, thus reducing the likelihood of this feature becoming a fire hazard. According to the Police Department, there was one call for service since January, 2015, regarding this property. The call was for a bear sitting. No calls were recorded related to loud music or disturbing the peace.

While the house expansion is proposed across the entire graded pad of the property, the house remains one story and is well within the floor area ratio standards. The residence is located in the R1R zone, floor area ratio district II, which allows for a floor area ratio of 0.40. On the subject site, a maximum 4,462 square-foot house could be constructed. The residence, after the proposed addition, will be just under 3,500 square feet. No variances for the garage are requested or are necessary.

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, Roger Kiesel, at 818-937-8152 or via email at rkiesel@glendaleca.gov.

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. 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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **March 22, 2016** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

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, **Roger Kiesel**, 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.

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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, Roger Kiesel, for stamp and signature prior to submitting for Building plan check. Please contact Roger Kiesel directly at 818-937-8152 or via email at RKiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

RK:rk

Attach: staff report