

August 30, 2016

Teni Ohanian
4325 Dunsmore Avenue
Glendale, CA 91214

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1612271
4325 DUNSMORE AVENUE**

Dear Ms. Ohanian,

On August 26, 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 add 665 SF to the rear of the existing 1,068 SF, one-story, single family house on a 6,698 square-foot lot in the RI (Residential) Zone, Floor Area Ratio District III, located at 4325 Dunsmore Avenue.

CONDITIONS OF APPROVAL:

1. All new landscaping at the rear to be drought tolerant.
2. Revise elevation drawings to show location of gutters and downspouts.
3. Provide landscaping along south property line to provide a visual buffer between the adjoining property.

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 site planning will remain in a similar configuration as existing, with the new addition located behind the house and 6'-8" from the rear property line. The existing street front setback will remain at 25'-3", complying with Code requirements. There will be no changes to the existing 7'-1" interior setback since the addition will be built in-line with the existing house.
- No changes are proposed to the existing 2-car garage location and driveway.
- No new landscaping is proposed at the front. The amount of existing landscaping at the front is sufficient, in terms of code standards and complimenting building design in all required setback areas. The existing unpermitted wooden canopy at the rear will be replaced with grass; all other landscape will remain as is. A condition of approval is recommended requiring all new landscaping at the rear to be drought tolerant.
- The existing wooden fence located between the 2-car garage and existing house will be removed. A new 6' wrought iron gate will be added at the front, meeting City design and zoning criteria. The front yard will maintain its open appearance towards the street since the proposed gate will be located outside of the street front setback. The color of the gate (wrought iron) will match the proposed charcoal color of the roof, complementing the overall building.

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

- The mass and scale of the one-story addition will be compatible with the existing structure and surrounding houses. The existing houses on Dunsmore Avenue are primarily one-story.
- The building form and profile follows the existing, primarily flat, topography of the site. The subject property respects adjacent building context by keeping the existing height at 16'-0".
- The massing will be consistent with the overall architectural concept of the existing house since the addition will retain its rectangular shape and roof form.
- Due to the location of the addition, the scale and proportion of the project fits well within the surrounding context. The addition will not look massive since it will extend the house towards the rear and in line with the existing side facades, not very visible from the street.
- The new roof form will be consistent with the overall building design by having the same pitch of 4:12 and maintaining the hipped roof form. The roof extensions located at the north side of the existing house will be removed to match the existing fascia line.

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

- The proposed addition will be consistent with the existing building and overall architectural idea.
- All existing windows for this project besides window #5 will be replaced with aluminum, single-hung, and block frame windows, while keeping the existing wood sill and frames to preserve the integrity of the building. All new windows on the addition will match the existing house. The new windows on the south and west elevation will not be positioned directly opposite of windows in adjacent structures and the existing boundary wall at the rear will maintain the privacy of the new bedrooms.
- The addition will be white stucco, reinforcing the overall building design by keeping consistency with the existing house. A grayish composition shingle roof will be installed to match the texture and color of the existing roof. The roof edge fascia and window edges and sills will be a charcoal color, providing accents throughout the building to create visual interest.
- The gutters and downspouts are not shown on the drawings. A condition of approval is recommended requiring revised elevation drawings that show the location of the gutters and downspouts.

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, Danny Manasserian, at 818-937-8159 or via email at dmanasserian@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 **September 14, 2015** 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, **Danny Manasserian**, 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, Danny Manasserian, for stamp and signature prior to submitting for Building plan check. Please contact Danny Manasserian directly at 818-937-8159 or via email at dmanasserian@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
PL:JP:dm