

April 10, 2017

Hrair Toomasian
221 N. Cedar Street, APT 60
Glendale, CA 91206

**RE: 1211 Western Avenue
Administrative Design Review Case PDR 1629188**

Dear Mr. Toomasian:

On April 10, 2017, the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application for the construction of an approximately 705 square-foot, two-story addition at the rear of an existing 1,648 square-foot, two-story single-family residence on a 8,704 square-foot lot, zoned R1, Floor Area Ratio District I located at **1211 Western Avenue**. The proposal includes a new detached two-car garage. The proposed addition will be compatible with the existing house in terms of its materials and overall appearance.

CONDITIONS OF APPROVAL:

1. Obtain all required building permits to demolish the existing detached accessory structure (storage) on the northwest corner of the lot prior to issuance of building permit for the proposed addition.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The proposal will not alter the site planning and it is consistent with the site planning of the neighborhood.
- The addition will extend to the rear of the residence and maintain the existing approximately 33'-0" front setback. The addition will also maintain the existing 5'-0" interior setback on the north side and it will be 20'-4" away from southerly property line.
- The location of the proposed two-car garage is appropriate to the site planning of the subject house.
- There are no proposed changes to the existing planter walls (brick walls), walkway, and the existing concrete driveway accessed from Western Avenue.

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

- The scale and proportion of the proposed addition are compatible with the mass and scale of the existing house and neighboring properties. While the neighborhood is comprised of primarily one-story single-family residences, the extension of the existing two-story single-family residence is consistent with both the original massing and the varied mass and scale of the several of neighborhood's other buildings.

- The addition will allow the massing of the original portion of the house to remain visually dominant. It will be recessed 18 inches from the existing side elevations to maintain the original architectural concept and appearance of the house.
- The overall height of the house (24'-8") will not be changed.
- The roof (3:12 pitch) of the addition allows the original design concept of the front gabled roof to remain intact. The different pitch allows the addition to be visually differentiated from the original part of the structure.

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

- The proposed architectural details and materials are consistent with the architectural style of the existing house. The proposed project will not change or damage the character-defining features of the Colonial Revival style house and differentiates itself for not being as part of the original dwelling constructed in 1915. The project is consistent with the Secretary of the Interior's Standards for Rehabilitation of a historic building.
- The material, type, and size of the new and replaced windows will be appropriate to the style of the house. The new windows throughout the house will be fiberglass, recessed, with external grids and feature a combination of hung, fixed, casement, and sliding windows with wood trims and sills. The intact original casement wood windows at the south elevation (ground floor) will remain unchanged.
- There is no opening on the second floor elevation facing the neighboring property to the north side of the subject house and the windows on the south elevation of the new two-story addition do not face adjacent neighboring windows to the south of the subject property.
- The new asphalt shingles for the new roof will match the existing roof shingles.
- The addition will have cement fiber siding to recall the existing wood cladding but will be differentiated through a difference in the boards' exposure.
- The design and material of the proposed wood fence/gate complement the style and design of the house.

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@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 **April 25, 2017** 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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development

Urban Design Studio Staff

JP:ab