

June 30, 2017

Vahe Hacobian
1012 E. Lexington Dr.
Glendale, CA 91207

RE: Design Review Case No. PDR 1703573
1316 E. Wilson Avenue, 91206

Dear Mr. Hacobian,

On June 30, 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 proposing to construct a new two-story, 2059 square-foot residential unit with an attached two-car garage at the rear of the existing 1,191 square-foot house and detached garage. The existing residential dwelling unit will remain at the front of the 7,140 square-foot lot and undergo a façade remodel to restore the building's original Spanish Colonial Revival style and character to match the new unit proposed at the rear. The property is located in the R-1650 (Medium-High Density Residential) zone.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. That a window schedule, similar to the City's window handout schedule, be included with the plans.
2. Submit a window detail (cross section) to show all windows at the existing front house and the new construction recessed within the openings and constructed with a wood frame and sill.
3. Revise drawings to include all exterior light fixtures. Submit cut sheets fixtures to be used on the building, in the parking area, in the courtyard, etc., and ensure that light will shine away from adjacent properties.
4. Revise drawings to include all perimeter walls and/or fences and submit to staff for review and approval of design, material and detailing.
5. That the building colors proposed on the new and existing unit to remain shall be consistent with the color palette shown on the sample material board, not the colored elevations.
6. Reduce the width of the front walkway along the west side of the property to a maximum width of four feet.

7. That a designated trash area be clearly depicted on the site plan.
8. Replace asphalt shingles at the small roof projections of the front house with two-piece barrel tiles to return this portion of the structure to its previous appearance.

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 new two-story residential dwelling unit at the rear of the property will have a private two-car attached garage on the ground floor. No changes are proposed to the building footprint for the existing front unit or detached garage. The new unit will be integrated with the existing site conditions and relate to the existing front dwelling and detached garage and surrounding properties in the neighborhood.
- The duplex is designed with a somewhat rectangular building footprint, which is consistent with the shape of the lot and appropriately setback from all property lines per Zoning regulations and the Comprehensive Design Guidelines.
- The new unit will have a private front entry porch and a balcony on the second floor above the garage. The balcony overlooks a portion of the driveway area, setback approximately 36 feet from the front unit and appropriately setback from the side property lines. The location of the 2nd floor balcony above the garage is appropriate because it respects the privacy of the existing front unit and adjacent properties.
- Access to the new garage for the rear unit will be from the existing driveway located on the east side of the property, which is consistent with the existing site conditions and other properties in the neighborhood.
- Overall, placement of the new building at the rear of the site is appropriate because it respects the front house and adjoining properties through setbacks as recommended by the Guidelines. Also, areas not occupied by buildings will be landscaped with the exception of the driveway and walkways.

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 roof design, building mass and proportions are consistent with the Spanish style of the building, the existing front unit and the neighborhood context.
- The new unit at the rear will provide appropriate setbacks given its location on the site and its relationship to the retained front unit and surrounding buildings.
- The building's two-story mass and overall height of 23'-2" fits well with the remaining unit on-site and the surrounding one, two and three story buildings in the neighborhood.
- The new unit is located behind the existing front unit, which is appropriately setback from the street. Having this generous setback appropriately pushes the taller new mass toward the rear of the site and will respect the unit at the front and adjoining properties.
- The building facades of the new unit consist of varying forms, appropriate setbacks, and architectural design treatment including color combinations, a balcony, iron details, etc. Applying this technique serves to accentuate the design and minimize a boxy outline, which integrates well with the remaining one-story unit at the front and the neighborhood.

Building 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 of the building is a modern interpretation of the Spanish Colonial Revival style and is appropriate to the neighborhood.
- The proposed smooth stucco finish and off-white/cream color are appropriate and complement the brown accent color depicted on the windows, railings, corbels, and fascia. Overall, the proposed color palette for both the new and existing units integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- The proposal to paint the front unit with the same color to match the new rear unit and restoring the building's original Spanish Colonial Revival style by introducing new two-piece clay tile at the front and replacing unpermitted windows with a style, operation, size and installation that is consistent with the Spanish style helps to integrate both units and complement the overall design.
- The rear unit is not mirroring the front unit. However, both units will relate architecturally through the use of color, fenestration, stucco cladding and Spanish roof tile.
- Brown vinyl windows are proposed. A condition will be added to ensure that all windows are recessed with a sill underneath. As proposed, the windows are appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes synthetic roof tiles in the Spanish style that are appropriate to the Spanish inspired design of the existing front unit, the new unit at the rear and the neighborhood.
- The roof of the new unit is designed with various hip forms, complementing the design of the building.
- The design features several of the character-defining features associated with the Spanish Colonial Revival style, including stucco walls, clay roof tile, recessed windows, eave details with exposed rafters, and iron railings for the balcony, all of which are complementary to the chosen style, the existing front unit and the neighborhood.

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, Milca Toledo, at 818-937-8181 or via email at mitoledo@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

On June 21, 2017, the case planner received an email from a local resident in the project area concerned about the proposed density and parking for the new development. The case planner responded to the email as follows:

The subject site is located in the R-1650 zone where multi-family developments are allowed. Based on the zone and size of the lot, a proposed density of two units is allowed. The project proposes a new two-bedroom unit with an attached two-car, 400 square-foot garage at the rear of the existing single-family house and garage, which will remain. According to Section 30.32 of the Zoning Code, a two-bedroom unit in a multi-family zone where more than one dwelling unit exists on the lot shall provide a minimum two-car covered and enclosed parking garage. As proposed, the new unit complies with density and parking regulations.

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 **July 17, 2017**, in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

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, Milca Toledo, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
PL:JP:MLT