

August 17, 2017

Mr. Art Barsegian
ArtTech Design
409 West Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1707204
5155 BOSTON AVENUE, GLENDALE, CA 91214**

Dear Mr. Barsegian:

On August 17, 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 to add a 679 square-foot, single-story addition (that includes the conversion of the attached two-car garage to habitable space) and to construct a new attached, two-car garage in front of the addition to the existing 1,633 square-foot, single-story residence (originally built in 1964) on the 12,426 SF lot, zoned R1 (FAR District III), located at **5155 Boston Avenue**.

CONDITIONS OF APPROVAL

1. Modify the proposed gable-on-hip design over the new garage door to be a simple hip form at the garage street façade for consistency of design.
2. Install additional landscaping, if possible, between the driveway and the interior property line to reduce the width and soften the look of the uncharacteristically wide driveway.

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 existing building footprint will be expanded to the front and rear of the current two-car garage. The attached, two-car garage will be converted to habitable space and an addition added to the rear of the converted garage, resulting in a new family room, as well as a new master bedroom suite with a covered patio facing the pool. Meanwhile, the interior corner of the house and the portion of the driveway in front of the prior garage will be filled in with a new two-car garage. With the additional 679 SF addition of habitable space, the house will feature a new total living area of 2,312 SF.
- A new attached, two-car garage is proposed 2'-6" offset from the front façade and in line with the existing, straight driveway from Boston Avenue. The location is consistent with the dominant house/garage location pattern along Boston Avenue (garage slightly offset behind the front façade).
- While the new garage is brought closer to the front property line, a 25'-9" setback is maintained from the front property line, leaving a sense of openness to the street. The interior setback for the addition will be a minimum 13'-1" at the closest point from the easterly property line. These setbacks comply with Code.
- With the exceptions of the building footprint, new garage, current driveway and concrete deck around the existing pool, the lot area will be maintained as existing or be landscaped with drought-tolerant landscaping. Additional landscaping should be considered for installation

between the driveway and the interior property line to minimize and soften the look of the uncharacteristically wide driveway.

- At 24%, the proposed lot coverage is well below the maximum lot coverage for the R1 zone (40%, or 4,970 SF).

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

- The proposed one-story addition and new garage at the easterly side of the existing one-story residence is appropriately designed and integrated within the project, and is compatible with the surrounding one-story houses.
- The existing side gable roof will be modified to terminate above the ridge of a new gabled roof form that spans from the front to the rear of the addition, and which ends in a gable-on-hip form over the new garage door. A condition of approval is to use a simple hip form at the garage street façade for consistency of design.
- The existing overall building height of 15'-6" will not change and the proposed height for the addition is approximately 13'-4", which is still well below the maximum 25-ft height limit in the R1 zone. The proposed roof pitch will be 4:12, consistent with the remaining portions of the roof. The roof design, with staggered roof heights, minimizes the massing of the new addition in respect to the existing residence, and helps the project fit within the surrounding context.
- Aside from the new garage brought closer to the street, the front elevation and front entry will remain the same. No monumental front entry is proposed.
- At 0.19%, the proposed FAR is well below the maximum floor area ratio of 0.40 for the R1 (FAR District II) zone.

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

- The proposed style and detailing of project maintain than the existing Minimal Traditional house design, which is similar in character to the surrounding residences. Such detailing is consistent around the building (and garage), and the style is compatible with the majority of houses in the neighborhood.
- The proposed materials and colors will match those of the existing house and will consist of stucco walls, brick veneer base, Gerard stone coated metal roof, and vinyl z-bar windows (not visible from the street). The materials are consistent with the level of quality in the neighborhood.

This approval is for the project design only. Administrative Design Review approval of a project does not constitute full 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, Vilia Zemaitaitis, at 818-937-8180 or via email at VZemaitaitis@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 or 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 5, 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, **Vilia Zemaitaitis**, 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, Vilia Zemaitaitis, for stamp and signature prior to submitting for Building plan check. Please contact Vilia Zemaitaitis directly at 818-937-8154 or via email at VZemaitaitis@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development


Urban Design Studio Staff