

November 13, 2017

Beth Tapper
2990 Edgewick Drive
Glendale, CA 91206

**RE: 3018 Paddington Road
Design Review PDR1725847**

Dear Ms. Tapper,

On November 13, 2017, the Director of Community Development, pursuant to the provisions of the Glendale Municipal code, Title 30, Chapter 30.47, **APPROVED WITH CONDITIONS** your design review application proposing to add 464 square feet to the rear of a 2-story, 2,163 square foot house with attached 2-car garage (built in 1936) on a 9,609 square foot lot zoned R1R (Restricted Residential) Zone, Floor Area Ratio District II located at 3018 Paddington Road.

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 new 464 SF addition is appropriately located at the rear of the existing house and is a small extension of the existing 2-story structure.
- The rear addition will be visible from Edgewick Road, however, potential visual impacts are minimal as the new building line will be in line with the existing porch and is lower in height than the existing house.

Mass and Scale

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

- The proposed addition forms are appropriately proportioned and fit in with the existing two-story house design as they are sensitive to height, roofline, and mass and scale, as well as the mass and scale of neighboring homes.
- The proposed addition will add mass at the rear façade, primarily due to its height. This will, however, have no impact on nearby properties or the neighborhood due to its distance from the adjoining houses on Edgewick Street.
- The addition will not be visible in the context of the front façade which faces Paddington.

Building Design and Detailing

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

- The proposal is designed to be an extension of the existing French Eclectic style residence.

- The project's design and detailing are comprised of high quality materials, colors and details, and will be internally consistent with the existing architecture and compatible with the design character of neighboring homes and with the intent of the Design Guidelines.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends approval of the project with conditions.

1. Note the color and material of the retaining walls on the plans.
2. Remove the portions of brick paving and play equipment that extend over the property line at the rear of the property.

COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. No comments were received.

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, Kathy Duarte, at 818-937-8163 or via email at KDuarte@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 Planning Commission 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 , **November 28, 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

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, Kathy Duarte, 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, Kathy Duarte, for stamp and signature prior to submitting for Building plan check. Please contact Kathy Duarte directly at 818-937-8163 or via email at KDuarte@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

JP:kd