



March 8, 2018

Asik Menachekian
3467 Ocean View Blvd. STE H
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1724771
3944 EL CAMINITO STREET**

Dear Mr. Menachekian:

On March 8, 2018, 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 498 square-feet to an existing one-story, 1,410 square-foot single-family dwelling (originally constructed in 1956), on an approximately 7,533 square-foot lot located in the R1 Zone, Floor Area District II, located at 3944 El Caminito Street.

CONDITIONS OF APPROVAL:

1. All nail-in construction windows will be recessed.
2. Revise elevation drawings to show location of gutters and downspouts.

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 addition will be split between two areas and will not significantly alter the existing footprint or setbacks.
- No new landscaping is proposed at the front or rear. The amount of existing landscaping at the front is sufficient, in terms of code standards and complimenting building design in all required setback areas.
- While the existing boundary fence will remain, a new wooden gate on the east side of the house is proposed. The front yard will maintain its open appearance towards the street since the gate will be setback behind the front addition.

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 one-story homes as they are sensitive to height, roofline, and mass and scale.

- The addition at the front is well articulated since the proposed porch is set back 18" from the wall of the new addition, helping break up the overall mass.
- The addition at the rear, facing Lowell Avenue, will not look massive since it will be in line with the existing wall of the living room and will not project in front of the garage.
- There will be no change in the overall existing height of 15'-0".
The existing roof is comprised of front-facing gables, with a 4:12 pitch. The addition at the front will extend the existing gables at the front, keeping the orientation the same. The gable at the rear will add an addition gable facing Lowell, complementing the existing roof forms. In this case, the addition of the second gable will provide visual interest and provide appropriate scale and proportion for the structure.

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 architecturally consistent with the existing traditional style of the house.
- The new entryway will be closer to El Caminito and be well integrated into the overall building design.
- The existing sliding and single hung vinyl windows will remain. All new windows on the addition will be vinyl, a combination of sliding & casement, and nail-in construction, which will be appropriate to the style and period of the house. All sliding windows will not be visible from the street.
- The front addition will be a combination of stucco and synthetic wood siding, keeping consistency with the existing house. A white color will be used to paint the existing house and match the addition. A gray composition shingle roof will be installed to match the existing roof.
- Stone veneer will be replacing the existing brick at the front façade to provide additional texture and enhance the overall appearance, and will terminate at appropriate locations.
- Based on the traditional style of the home, the proposed walkway paving material (concrete) will relate to the overall architectural design of the building. There will be no change to the existing driveway material.

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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

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 Historic Preservation 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 **March 24, 2018** 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

JP:dm