

March 13, 2018

Santiago Coronado
1613 Chelsea Road #251
San Marino, CA 91108

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1719045
3224 LOS OLIVOS LANE**

Dear Mr. Coronado,

On February 6, 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 construct a 315 square-foot first-level addition, a 421 square-foot second-level addition, a 68 square-foot covered patio and a 53 square-foot second-level deck to an existing one-story, 1,628 square-foot single-family residence with an attached 341 square-foot two-car garage (developed in 1975) on a 6,120 square-foot lot, zoned R1, Floor Area District II, located at **3224 Los Olivos Lane**.

CONDITION(S) OF APPROVAL:

1. None.

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 proposed project does not significantly alter the site planning of the lot.
- The first and second level additions at the rear yard of the property will be set back seven-feet, six inches (7'-6"), six-feet (6'-0") and twenty-two feet (22'-0") from the western, southern and eastern interior property line, respectively. The applicant does not propose any additions at the front of the house. As a result, the proposed development maintains the prevailing setback pattern of the neighborhood.

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 overall massing of the project will be compatible with nearby dwellings in terms of mass and scale. The new second story addition will be set back from the existing first level and will not be overbearing to the adjacent homes.
- The maximum height of the dwelling will be 23-feet, 8-inches, and is designed well to complement the surrounding neighborhood context.
- The form of the addition relates well with the overall building concept and surrounding context of the neighborhood.
- The roof pitch and hipped roof design for the addition will match the existing house.

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 project incorporates design details that are complementary to the existing style of the single-family dwelling, such as a sand finished stucco, wood fascia and asphalt shingles.
- The new block frame, hung and fixed windows at the additions and existing dwelling will complement the existing style, placement, operation and fenestration pattern. The material of the windows at the additions will be constructed of wood with wooden sills.
- The second floor balcony is designed to protect the privacy of adjoining neighbors.

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, Dennis Joe, at 818-937-8157 or via email at djoe@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 May 23, 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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

- 1. The proposed second level with a deck is not in any way necessary for their well-being or the aesthetic of our neighborhood.**

The proposed 53 square-foot, second-level deck will be located at the rear of the subject lot and will not be visible from the northern (street facing) and western properties because the deck will be located behind a new 421 square-foot, second-level addition. Visibility concerns from the adjacent properties are mitigated because the deck will be set back ten-feet, and 27-feet, 6-inches from the eastern and southern interior property lines, respectively.

2. The proposed second level will severely impact the view of the mountains, morning sunshine and backyard privacy.

The subject lot is located mid-block of Los Olivos Lane and on the south side of the street. The topography of the entire block has a subtle downslope in a southerly direction. Los Olivos Lane travels in an east-to-west direction and is developed with single-family dwellings on both sides of the street. Distant views of the Verdugo and San Gabriel Mountains from the subject property and adjacent properties are from the southern and northern directions, respectfully. The immediate neighborhood within 300 linear feet of the property consists primarily of one-story dwellings with the exception of two, two-story single-family residences.

Because views of the Verdugo and San Gabriel Mountains are to the north and south of Los Olivos Lane, the proposed second level addition will not severely impact the abutting parcel's view of the mountains. The line of sight of the mountains by the eastern and western adjacent properties will be unaffected. View of the Verdugo Mountains by the northern properties will be mitigated because the proposed second-story addition will be set back approximately 55-feet from the street front property line and is further separated by Los Olivos Lane, which is approximately 60-feet wide. While the first level addition will extend as close as six feet from the southern interior property line, view obstruction of the San Gabriel Mountains to the north is mitigated because the second story addition is set back an additional 13-feet, 6-inches from the southern interior property line.

Potential privacy issues with the directly abutting parcels are mitigated because the second level will be centrally located on the lot with adequate setbacks. The new second level will be set back 7-feet, 6-inches from the eastern property line and will include modestly sized single-hung windows (2-feet wide by 3-feet tall) that will be staggered with the existing windows of the adjacent property. The new balcony facing the eastern property will be set back an additional 2-feet, 6-inches (10-foot setback) and is separated by existing trees buffering the two properties. Privacy concerns to the western and southern adjacent parcels are minimized because the second level will be set back 22-feet and 19-feet, 6-inches respectfully. Windows facing the western adjacent neighbor are to allow sunlight into secondary rooms, such as the new stairwell, bathroom and laundry room/closet. There are no windows facing the southern adjacent property.

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, **Dennis Joe**, 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, Dennis Joe, for stamp and signature prior to submitting for Building plan check. Please contact Dennis Joe directly at 818-937-8157 or via email at djoe@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development


Urban Design Studio Staff

EK:DJ