

July 13, 2018

Franco Noravian
409 W. Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDRNRAF1807085
3363 HONOLULU AVENUE**

Dear Mr. Noravian:

On July 13, 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 remodel an existing 1,165 square-foot (SF) single-family house built in 1947, legalize a 176 SF rear porch enclosure, demolish the existing two-car garage, and build a new two-story 1,354 SF unit at the rear of the property with two two-car garages. The project is located at **3363 Honolulu Avenue**, on a 7,250 SF lot in the R-3050 zone.

CONDITIONS OF APPROVAL:

1. That landscaping (i.e., shrubs) be provided at the base of the new, low seating wall to further soften its appearance.
2. That any downspouts visible from the street are appropriately located (e.g. near corners) to minimize their appearance.

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 proposed site planning is similar to an adjacent site which contains a single-family building facing the street and a large two-story apartment building at the rear.
- The prevailing setback is maintained; however, the applicant is proposing an outdoor seating area in front of the house enclosed by a 36" high white stucco wall and partially covered by an open wood trellis. This outdoor lounge area extends beyond the prevailing setback for a width of 32 feet. The low wall and open trellis minimize the massing of this space, but staff recommends landscaping in front of the wall to further screen the visual impact of this area.
- The site plan includes 412 SF of common open space located at the center of the lot between the two buildings. Private space for the front unit is a patio at the front of the existing single-family house and an enclosed garden area at the rear; for the rear unit it is an outdoor patio at ground level.
- The new two-car garages are accessed by the existing driveway and located in the rear building. One is located at the terminus of the driveway facing the street (south); the other is perpendicular to and not visible from the street.

- The front unit trash enclosure is located behind the building and is not visible from the street. The rear unit trash area is located at the terminus of the driveway, and screened from public view by a wood fence.
- The existing tree located in the front yard will be removed and replaced with another tree. The overall landscaping plan includes drought-tolerant plants.

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

- The proposed two-story building is compatible with the adjacent site to the east and many other properties in the neighborhood which feature two-story buildings. The adjacent street-facing properties to the west and north are one-story; however, the proposed configuration of a one-story, street-facing house with a two-story building behind is common on the block and in the neighborhood. This arrangement also provides an appropriate transition between the adjacent one- and two-story structures.
- The existing street-facing, one-story residence is not changing significantly in mass or scale. The building envelope and height (15'-10") are maintained. An outdoor seating area enclosed by a 36" high wall and partially covered by an open wood trellis is proposed at the front of the house; however the wall and trellis are open and do not add mass to the front elevation. A condition is proposed to plant shrubs in front of the wall to further soften this feature.
- The proposed 22'-7" high, two-story building is located at the rear of the property, behind the existing house, which minimizes its visual impact to the street. Minor grading (22 cubic yards) will be done to place the rear building at the same elevation as the front building. The new two-story building's mass and scale are reduced in appearance by its variation in form, color, texture, and hipped roofs.

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

- The new rear building and remodeled front building are stylistically consistent. The existing house is being updated from a Minimalist Traditional style to a contemporary style through a change of building envelope materials. The new building is contemporary in style with simple, asymmetrical, geometric forms that vary in plane.
- Colors and materials include composite shingle roofing; light-colored stucco and horizontal wood siding, highlighted by dark wood trim around the vinyl windows and on the front yard trellis.
- The variation in textures and colors on the buildings complement the style, which is appropriate to the street and neighborhood.
- The new windows on both buildings are sized appropriately, recessed within the walls, and framed by wood trim and sill.
- The existing asphalt driveway from the street to the face of the house (approximately 40 feet long) will be replaced with interlocking decorative pavers.

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, Cassandra Pruet, at 818-937-8186 or via email at cpruet@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 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 **July 30, 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.

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, **Cassandra Pruett**, 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, Cassandra Pruett, for DRB stamp and signature prior to submitting for Building plan check. Please contact Cassandra Pruett directly at 818-937-8186 or via email at cpruett@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Kris Agardi, Urban Design Studio Staff

KA:cp