



November 13, 2018

Nareg Khodadadi
213 N. Orange St., Suite E
Glendale, CA 91203

**RE: 1909 Gardena Avenue
Design Review PDR1819161**

Dear Mr. Khodadadi:

On November 13, 2018, 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 the construction of two, 2-story attached residential units (1,525 SF and 1,625 SF) with 2-car garages and a one-car garage behind the existing 950-square foot front unit (built in 1911) at 1909 Gardena Avenue. The existing one-car garage will be demolished. The property is located on a 9,210 square foot lot in the R3050 (Moderate Density Residential) Zone.

CONDITIONS OF APPROVAL

1. Provide seating and amenities in the common open space areas.
2. Plant additional trees along the wall adjacent to the train tracks.
3. Provide the locations of equipment and downspouts.
4. Locate the trash storage out of public view.
5. Provide a cut sheet of light fixtures.
6. Provide a sample or cut sheet of the paving material in the common open space areas.
7. Provide a vertical section detail through wall and window showing both dimensions of window recess and sill details.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The existing one-story house will remain at the front of the property unchanged.
- The existing driveway will be maintained and used for the new units.
- The front entry of the new unit will be visible from the street, providing a focal point and high-quality materials, while the garages will be out of public view.

Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed massing and scale of the new two-story second units are appropriate as they are located behind the existing single-story house, which will be unchanged and is in keeping with the neighborhood setbacks, as well as the mix of single- and multi-dwelling units.
- The second floor of the new units are setback from the first floor along the interior property lines, and the various roof forms, rafter tails, and front porches create an interesting roofline that helps break up the overall massing and provide a consistent architectural concept.

Building Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The traditional style architecture of the rear units is consistent throughout and complements the existing home in architectural style, color, materials and roof form.
- The hardi-plank siding and stone at the front entry columns provides high-quality materials facing the street.
- The light and dark gray stucco and siding appropriately enhance articulation and façade hierarchies.
- The white color of the fascia and window frames/trims and sills, and stone are appropriate for the style of the new units and the residences in the neighborhood.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

1. Staff received a letter in support of the project.

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, 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

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

KA:KWD