



November 12, 2019

Mr. Edward Hagobian
Edward Hagobian & Assoc. Architect
220 S Kenwood St # 210
Glendale, CA 91205

**RE: 321 KEMPTON ROAD
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1920109**

Dear Mr. Hagobian:

On November 12, 2019 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 to construct an approximately 492 square-foot one-story addition at the side and rear of an existing one-story, 1,680 square-foot, single-family residence (built in 1953) with an existing attached two-car garage on a 15,520 square-foot lot, zoned R1R-II (Restricted Residential-Floor Area Ratio District II).

CONDITIONS OF APPROVAL:

1. Obtain the City's Urban Forestry approval and comply with protection measures as required by the City's Urban Forestry for the existing oak tree on the site.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The new additions will not significantly change the existing site planning and are consistent with the surroundings because the additions will be built on the existing flat pad with minor changes to the existing natural landform.
- The new outdoor space alterations, near the construction area at the northeast corner of the house, include a new on-grade deck (98 sq.ft.) to provide pedestrian access to the side/front yard, a new gate, a split face block retaining wall (less than five feet in height), and a new iron guard railing (42 inches in height). The alterations are appropriate to the site and surroundings because they follow the topography and match the existing development.
- The new 434 square-foot addition to the primary facade will have an appropriate setback of approximately 25 feet from the north property line (adjacent neighbor) at the rear.
- The additions will be appropriately setback from the street-front property line and will not change the street front setback along Kempton Road.
- There are no new changes to the existing attached garage and driveway.

- The project will preserve the existing landscape including an existing oak tree (six inches in diameter). The applicant/owner is required to obtain the City's Urban Forestry approval and comply with protection measures as required by the City's Urban Forestry.

Mass and Scale – The massing and scale of the project are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the new additions are appropriate to the existing residence and surroundings and will not significantly change the existing building's mass and scale.
- The additions will appropriately infill the recessed areas of the existing residence and will not change the overall height of the building.
- Due to the site topography, the additions will be partially visible from the street and will not overlook the neighboring properties.
- The new hipped roofs follow the existing roof forms and are appropriate to the overall design.
- The new entry porch is not visible from the street.

Building Design and Detailing – The design and detailing of the project are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The design, detailing, finish materials, and colors of the new additions match the architecture of the existing residence and are appropriate to the site and surroundings.
- The additions will not affect the privacy of the neighboring properties due to the site topography.
- The new aluminum windows (in the area of the additions) will feature a combination of casement, hung, and fixed windows, appropriate to the design and existing windows.

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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No public comments were received.

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 **November 27, 2019** 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 5:00 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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development


Urban Design Studio Staff

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