



**January 7, 2020**

Art Barsegian  
409 West Broadway  
Glendale, CA 91206

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 1916717  
1115 SONORA AVENUE**

Dear Mr. Barsegian,

On January 7, 2020, 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 demolish the front 1,028 square-feet (SF) and replace that portion with a new 1,153 SF addition to the existing one-story front unit (1,528 SF, built in 1925), located at 1115 Sonora Avenue on an 8,347 SF lot, zoned R-2250. The new total area will be 1,600 SF. No changes are proposed to the unit's detached two-car garage, or to the rear, two-story unit and attached two-car garage.

**CONDITIONS OF APPROVAL:**

1. Clearly show proposed location for trash areas for both units.
2. Provide a window schedule and vertical window section to ensure all windows are nail-in to match the unit at the rear.

**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 property currently provides code-required parking for both units. An attached two-car garage serves the two-story unit at the rear while a detached two-car garage serves the one-story residential unit at the front. No changes are proposed to the existing rear unit. The 1,153 SF addition to the front residential unit will be integrated with the existing site conditions and relate to the existing rear unit and surrounding properties in the neighborhood.
- The addition is designed for compatibility with the rear unit.
- The proposed landscaping is complementary to the development of the site, with new drought tolerant landscaping. The 423 SF common outdoor area is located behind the detached two-car garage serving the front unit.
- Access to both garages for the front and rear unit will be from the existing driveway located on the west side of the property.

- The applicant has not provided a location for the trash enclosures on the site plan. A condition is added requesting to clearly show a proposed location for trash areas for both units.

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

- The roof design, building mass, and proportions are of a consistent style and are compatible with the existing rear unit and the neighborhood context.
- The one-story addition will provide appropriate setbacks to avoid being overbearing towards adjacent properties.
- The building's one-story mass and overall height of 20'-2" fits well with the remaining unit on-site and the surrounding one and two story buildings in the neighborhood.
- The location of the addition appropriately respects the prevailing setback on Sonora Avenue.
- The redesigned facade of the front unit will consist of varying forms with a combination of stucco and wood siding with contrasting colors. The front entry porch that is set in adds interest and relief to the building profile and helps minimize a boxy profile.
- The existing front unit has a flat roof, while the new addition will feature a shed roof with a 4:12 pitch, similar to the roof style of the rear unit.

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

- The contemporary design of the addition is appropriate for the neighborhood context.
- The proposed finish materials, stucco in an off white color, and fiber cement horizontal siding in a dark brown color are appropriate for the proposed style.
- Brown vinyl windows are proposed to compliment the cladding materials. A window schedule was not provided so a staff condition is included to provide a window schedule indicating nail-in windows and a vertical window section for final staff approval.
- The roof material of the shed roof is a composition shingle in a dark brown color.

**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](mailto:dmanasserian@glendaleca.gov).**

#### **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 **January 22, 2020** 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](http://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**

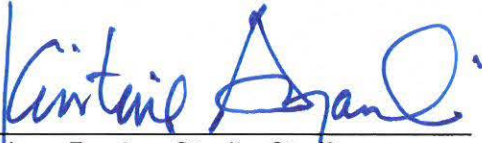
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Danny Manasserian**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, 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](mailto:dmanasserian@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development

A handwritten signature in blue ink, appearing to read "Kintara Agan". The signature is written in a cursive style with a large initial "K".

Urban Design Studio Staff  
KA:dm