



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

January 9, 2020

Henrik Nazarian
1638 Virden Drive
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW NO. PDR1920586
1638 VIRDEN DRIVE**

Dear Mr. Nazarian,

On January 9, 2020, 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 to construct a 690 square-foot, one-story addition at the front and remodel the façade of an existing, two-story, 1,358 square-foot single-family dwelling located on a 9,323 square-foot lot in the R1R (FAR District III) Zone, at **1638 Virden Drive**.

CONDITIONS OF APPROVAL:

1. Revise plans and rendered perspective to show that the proposed wood siding at the street-facing elevation will wrap around the corner onto the west elevation and terminate appropriately.
2. Revise plans and elevations to show existing and proposed locations of gutters and downspouts for staff review and approval prior to plan check submittal.

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 current single-family dwelling is sited on an existing flat pad that was previously graded and centrally located on the property. The project does not include any new grading, as the addition will also be sited on a remaining portion of that flat pad. Therefore, the proposed addition to the existing dwelling does not propose any significant alterations to the existing site planning.
- The proposed addition will be located at the front (northern elevation) of the existing residence. The 690 square-foot, one-story addition includes a new foyer, a powder room, and an extended living room and bedroom. While the new addition does extend the building footprint closer to the street front property line along Virden Drive, the new street front setback and eastern interior setback will comply with the required setback requirements. The prevailing southern and western interior setbacks will remain as-is.
- The project will feature 5,411 square-feet (58%) of landscaped area, where a minimum of 40% is required in the R1R zone.

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

- The overall massing of the project will be compatible with the adjacent dwellings in terms of scale and proportion. The proposed one-story addition will not affect the existing overall height of the dwelling.
- The massing of the house is broken up by changes in façade planes and the utilization of shed roof forms to avoid an overbearing presence on the street or toward the immediate neighbors.
- The proposed addition will have shed roof forms, which will extend out from the existing 3:12 hipped roof on the first floor. The roof pitches of the new roof will vary between 3:12 above the newly extended living room and 2:12 above the new foyer. The proposed roof form is appropriate for the proposed façade change, building design, and concept. The shed roof will complement the existing gabled roof (second-story) and the hipped roof (first-story), which will remain as-is.

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 surrounding neighborhood features a mix of architectural styles. The proposed minor façade remodel from minimal traditional to modern is compatible with the neighborhood context.
- The proposed entryway is well integrated into the overall design and avoids a sense of monumentality by serving as the middle, focal piece that connects the garage and the living area. The new double entry doors will be tucked out of public view, facing south.
- The new windows will be bronze finished vinyl with wooden sill and frame. Those visible from the street will be recessed into the wall opening, while those not visible from the street will be flush with the wall opening. The new windows will be a combination of sliding and fixed windows.
- Color and materials for the addition include asphalt roof shingles and light-colored stucco to match the existing, and a portion of wood siding and faux stone cladding applied at the street facing (northern) façade. Overall, the proposed color and materials will be appropriate for the addition and façade change of the existing dwelling. However, the proposed plans and elevations do not show logical termination of the proposed wood siding. Staff will require revised plans to show that the wood siding will wrap around the corner onto the west elevation and terminate appropriately.
- The proposed plans and rendered perspective do not show the locations of existing and proposed gutters and downspouts. Staff will require the necessary documentation for staff review and approval prior to plan check submittal.

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, Minjee Hahm, at 818-937-8178 or via email at mhahm@glendaleca.gov.

RESPONSE 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 **January 24, 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 5:00 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 online 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, **Minjee Hahm**, 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, **Minjee Hahm**, for stamp and signature prior to submitting for Building plan check. Please contact Minjee Hahm directly at 818-937-8178 or via email at mhahm@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
KA:MH