



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

April 23, 2020

Art Barsegian
412 W Broadway Ste. 206
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW NO. PDR2001066
1154 Rosedale Avenue**

Dear Mr. Barsegian,

On April 23, 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 demolish an existing, detached, one-car garage and construct a new two-car garage attached to an existing, single-family residence (built in 1936), and to construct a new two-story, 1,515 square-foot, detached unit with its own attached, two-car garage at the rear of the 7,929 square-foot lot, located in the R-2250 (Medium Density Residential) Zone, at **1154 Rosedale Avenue**.

CONDITIONS OF APPROVAL:

1. Provide a sample of the veneer material and a detail showing a cap stone on the stone veneer for staff review and approval.
2. Revise plans and window schedule to show single-hung windows at all proposed window locations for consistency.
3. Revise plans to show shrubbery by the stairs adjacent to the existing driveway at the front and eliminate adequate portion of proposed landscaping adjacent to the driveway and garage of the second unit at the rear to allow for reasonable vehicle back up.

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 existing residence at the front of the property will be maintained, while the existing detached, one-car garage will be demolished to make way for a new, extended common driveway. A new, attached two-car garage is proposed at the rear of the existing residence.
- The proposed attached two-car garage for the existing residence will have an interior setback of four feet (where five feet is required) and the property will maintain the existing, eight-foot, five-inch width driveway (where ten feet is required) per the approved Administrative Exception No. PAE1901505.

- The siting and building footprint for the second dwelling unit is designed to address the minimum and average setback requirements per the Zoning Code, and is considerate of the prevailing setbacks on the street.
- The new two-story dwelling unit with an attached two-car garage will be sited at the rear of the property and be accessed from the extended driveway.
- The proposed landscape design does not provide landscaping adjacent to the existing driveway, nor account for the space required for vehicles to back out of the garage for the second unit. Staff will require the applicant to revise the plans to show shrubbery by the stairs adjacent to the existing driveway at the front and also eliminate an adequate portion of proposed landscaping adjacent to the driveway and garage of the second unit at the rear to allow for reasonable vehicle back up.
- A new 401 square-foot common area with landscaping and amenities is proposed between the two units, and will be accessible for both units. The project will feature 2,288 square-feet (30%) of landscaped area, where a minimum of 25% is required in the R-2250 zone.
- The proposed trash storage area will be screened from public view and placed behind a new gate for the new unit. The new gate will match the existing driveway gate.

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

- The new detached, two-story second unit is situated at the rear of the lot and behind the existing one-story residence. The addition of the attached, two-car garage to the existing residence will be at the rear.
- The height of the proposed second unit is approximately 24 feet, which is less than the 26 feet maximum permitted in the R-2250 zone.
- The various roof forms, cladding materials, and front porch help break up the overall massing for the proposed second dwelling unit in a manner that is consistent with the architectural style of the existing residence on property. The proposed second unit is compatible with the scale of the neighborhood, which features a mix of one-story, single-family residences and two-story multifamily buildings.
- The proposed second unit will have its second floor set back on the sides from the first floor to modulate the east, west and south façades, while the overhang at the front (west) elevation will provide a bit of undulation to the façade.

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 simple design of the proposed two-story unit and attached garage is compatible with the style of the existing residence at the front, and is appropriate for the site and neighborhood.
- The new unit will have vinyl, nail-in windows with trim and wood sills to match the style of the existing windows for the front unit. Window openings on the second floor facing neighboring properties are minimized for privacy. Windows in public view will all be single-hung, while the windows out of public view and at the sides and rear will be a

combination of single-hung and sliders. Staff will require the applicant to revise the plans and the window schedule to show single-hung windows at all proposed window locations for consistency.

- Materials and colors for the new addition include fiber cement lap siding in beige, dark green/gray composition shingles for the roof, light yellow smooth stucco, and tan vinyl windows. The proposed materials and color are compatible with the surrounding developments. Because the plans lack detail on the proposed veneer material, staff will require the applicant to provide a sample of the veneer material and a detail showing a cap stone on the stone veneer for review and approval before 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 via email at mhahm@glendaleca.gov.

RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No community input was received during the public comment period.

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 **May 8, 2020** via email at PermitApplications@glendaleca.gov.

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 via email at mhahm@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
KA:MH