



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

April 28, 2020

Alen Malekian
2255 Honolulu Avenue
Montrose, CA 91020

**RE: ADMINISTRATIVE DESIGN REVIEW
CASE NO. PDR 1830364
524 Nolan Avenue**

Dear Mr. Malekian:

On April 27, 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 construct a one-story, 488 square-foot addition to an existing single-story, 2,519 square-foot single-family residence with an attached two-car garage on a 7,522 square-foot lot in the R1R, District II zone. An existing in-ground swimming pool will be demolished as a result of the project. The project also includes an exterior remodel, changing the architectural style of the residence from one that contains elements of the Spanish style to a modern aesthetic. The staff report is attached.

CONDITIONS OF APPROVAL:

None.

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 site plan does not change significantly as a result of the project. Entry to the residence and garage maintain their present location. The existing swimming pool "courtyard" is infilled partially with new floor area.
- The revised landscaping will feature drought-tolerant plants and be complementary to the contemporary style of the residence.
- Retaining walls adjacent to the street will be refaced in a smooth troweled finish to complement the style of the residence.

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 one-story scale of the residence is maintained and reinforces the terraced development of the surrounding area.
- The design of the parapet roofs appropriately masks the existing to remain sloped roof, re-enforcing the contemporary style of the building without providing a bulky appearance.

- The front entrance to the residence is highlighted through the use of composite cladding material, which differentiates the entry from the rest of this façade, which is faced with smooth troweled stucco.

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 contemporary style of the residence is reinforced through the use of parapet roofing (to hide the existing sloped roof), smooth troweled plaster facades, composite cladding, glass railings and satin-anodized aluminum doors and windows.
- The entry is modest in scale, while still being appropriately highlighted through the use of composite cladding, a differentiated parapet and small entry porch.
- Trash area is well-hidden behind the garage.

Response to Community Input Received During Comment Period

The City of Glendale received one letter from a neighbor during the pending decision period. The neighbor was complimentary of the design and the one-story height of the project. No concerns were raised. Staff acknowledged receiving the e-mail.

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, Roger Kiesel, at 818-937-8152 or via email at rkiesel@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 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 13, 2020**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday through 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

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, **Roger Kiesel**, 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, Roger Kiesel, for stamp and signature prior to submitting for Building plan check. Please contact Roger Kiesel directly at 818-937-8152 or via email at RKiesel@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff

RK:rk

Attach: staff report