



**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

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October 2, 2020

Gary Akopian  
3786 La Crescenta Avenue #201  
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW NO. PDR2007057  
1065 Allen Avenue**

Dear Mr. Akopian,

On September 29, 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 garage and construct a new 441 SF, attached two-car garage and construct a 584 SF addition at the rear of an existing, single-family residence (built in 1922) on a 7,837 SF lot, located in the R-2250 (Medium Density Residential) Zone, at **1065 Allen Avenue**.

**CONDITIONS OF APPROVAL:**

1. Revise the site plan and any applicable pages to show that the new driveway be redesigned to reflect the appearance of the existing Hollywood-style driveway (with landscaping strips in the middle and at both sides) prior to plan check submittal.
2. Revise drawings to clearly show existing railings for the front, entryway porch and the proposed railings for the rear porch.
3. No new exterior lighting has been indicated. However, if this changes, the applicant shall receive staff approval for the location and style of any exterior light fixtures located at the new addition.

**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 location of the proposed addition is consistent with the site planning pattern of the immediate neighborhood. The proposed addition to the rear and the new, attached, two-car garage are appropriately sited and meets setback requirements.
- The existing, detached garage will be demolished for a new two-car garage, which will be fully integrated and attached to the existing single-family dwelling. The surrounding neighborhood features a combination of attached and detached

garages; the siting of the new garage is, therefore, appropriate. The new, attached, two-car garage will be appropriately setback from the southern property line and will be partially visible from the street.

- The applicant's proposal includes eliminating the existing Hollywood-style driveway and replacing it with a new concrete driveway in the same location. However, a Hollywood-style driveway is more environmentally friendly than the proposed concrete driveway. A condition is incorporated into the final decision, requiring the applicant revise the site plan and any applicable pages to show that the new driveway will be in Hollywood-style (with landscaping strip in the middle and both sides), prior to plan check submittal.
- The project will feature 4,114 square-feet (52%) of landscaped area, where a minimum of 25% is required in the R-2250 zone.
- The trash storage is identified, behind the garage and out of public view.
- No new exterior lighting has been indicated. However, if this changes, the applicant shall receive staff approval for the location and style of any exterior light fixtures located at the new addition.

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

- The property is located in a multi-family zone where the neighborhood is mainly comprised of one- and two-story single-family and multi-family developments in a variety of architectural styles. The one-story addition located at the rear of the existing single-family residence is appropriate to the site and its surroundings.
- The simple form of the addition relates well with the overall building concept and surrounding context of the neighborhood. The proposed addition to the rear and the new, attached, two-car garage are appropriately sited.
- The addition and new attached two-car garage will have a maximum roof ridge height at 14-feet, 10-inches, which is 1 foot lower than the existing roof ridge height, concealing and distinguishing the new addition from the existing portions of the dwelling. The gabled roof forms above the addition and the garage echoes the roof form of the existing building. The proposed roof design for the addition and the garage reinforces the architectural idea and maintains visual interest by utilizing a side-facing gable roof for the garage, which is partially visible from the street.

**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 addition to an existing Craftsman home is compatible with the neighborhood context.
- The existing entryway porch will remain unchanged. The proposed back porch in the rear will recall the partial-width, entry way porch at the front of the existing building, with wrought iron railing and a door that will match the existing style at the front. However, the renderings do not show the existing and proposed railings. A condition of approval requires that the applicant accurately show the

existing railings for the front entryway porch and the proposed railings for the back porch in a design and material compatible with the Craftsman style.

- The new windows will be white, vinyl, nail-on frames flush to the wall with edge details that will match the existing. The windows will be a combination of casement and hung operations. Because the proposed windows are located at the rear and side, and not visible from the street, the proposed material, placement, and location is acceptable.
- The applicant's proposal includes eliminating the existing Hollywood-style driveway and replacing it with a new concrete driveway in the same location. However, a Hollywood-style driveway is more environmentally friendly than the proposed concrete driveway. A condition is incorporated into the final decision, requiring the applicant revise the site plan and any applicable pages to show that the new driveway will be in Hollywood-style (with landscaping strip in the middle and both sides), prior to plan check submittal.
- The addition and the garage will feature a combination of appropriate exterior cladding materials that will match the existing building, including fiberglass-based asphalt roof shingles in sage and light-colored horizontal lap siding. The proposed railings for the back porch will be wrought iron and painted brown. The proposed colors and exterior materials are appropriate for the addition.

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

### **RESPONSE TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD**

During the public comment period, staff received one letter regarding the project from the Glendale Historical Society (TGHS). Concerns regarding the property and the elements that staff reviewed for design compatibility are raised in the comment letter, which is summarized and addressed below.

#### Survey Status

TGHS notes that the 2007 Craftsman Survey is outdated and requests an updated evaluation. Were the property resurveyed using the methodology developed for the 2018 South Glendale Survey, which would be appropriate given the similar developmental history of the area around the subject property, it would likely receive a status code of 6Z (not eligible for designation at the federal, state, or local level) due to its 1922 construction date and multiple alterations. It is possible that a resurvey could reassign the current 6L status code (not eligible for designation, but may warrant special consideration in planning). The City is not aware of, and TGHS does not provide, any information suggesting the property would be eligible for listing on the Glendale Register.

#### Possible Glendale Register Listing

TGHS asks if the City has discussed the possibility, presumably with the owner, of nominating the property to the Glendale Register and offering a Mills Act contract. TGHS also mentions former designation Criterion 5 as a means to accomplish this, but this criterion was removed from the Glendale Municipal Code in 2019. It was replaced

with an incentive that could allow for designation of certain properties formally determined ineligible for the Glendale Register that nonetheless retain high historic integrity. The subject property has only moderate historic integrity, especially due to the loss of the porch railing, and would not be a good candidate for this incentive even if the owner were to pursue it.

#### Porch Columns

Staff relied on the 2007 Craftsman survey in noting that the porch columns had been replaced. Because the removal or alteration of the existing columns is not proposed, the subject has no bearing on the City's approval of the project. For the purpose of staff's determination that the house has a moderate level of historic integrity, the columns were presumed to be original.

#### Windows

TGHS expressed concern that the windows for the addition should be upgraded and a more sensitive design should be provided. The applicant has proposed new windows at the rear and side of the addition, which is attached at the rear of the existing dwelling. All other existing windows will remain. The proposed windows do not have visibility from the public street (Allen Avenue). Per the Zoning Code, the alley does not constitute as a public street. Staff believes that the new windows, as proposed, are acceptable for the addition, due to the proposed locations and the fact that the property is not a historic resource.

#### Hollywood-style Driveway

TGHS expressed that the Hollywood-style driveway is a character-defining feature of the property and should be retained, in addition to its environmental-friendliness. The applicant has agreed to revise the design to include a new Hollywood driveway. A condition is added to this final decision requiring the applicant to revise the site plan and any applicable pages prior to plan check submittal to show that the new driveway will be in the Hollywood style (with landscaping strip in the middle and both sides).

### **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 **October 17, 2020** via email at [Zoning@glendaleca.gov](mailto:Zoning@glendaleca.gov).

**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 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 email 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](mailto:mhahm@glendaleca.gov).

Sincerely,

PHILIP LANZAFAME  
Director of Community Development



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Urban Design Studio Staff  
JP:MH