



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

December 2, 2020

Philip Abdoush
1821 Coro Terrace
Glendale, CA 91208

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2013594
1821 CORO TERRACE**

Dear Mr. Abdoush,

On December 2, 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 to add a total of 1,148 SF to an existing 1,658 SF, one-story, single family house on an 8,320 SF lot, located at 1821 Coro Terrace, in the R1R (District II) Zone.

CONDITIONS OF APPROVAL:

1. Replace the proposed clay tile roof with an asphalt shingle or material that closely simulates a wood shingle roof in order to complement the ranch style influence of the house. Revised material selection should be submitted for staff review and final approval.
2. Eliminate or revise the stucco scoring at the face of the garage to relate appropriately with the existing forms and articulation.
3. Revise elevation drawings to show location of gutters and downspouts.
4. All new planters at the front to use drought tolerant vegetation.

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 site planning will remain in a similar configuration as existing, however the new addition will bring the residential portion closer to the rear and interior property lines (20'-6" from the rear interior property line, and a minimum distance of 5'-0" from the east and west interior property lines). The remodel will include relocating the dining room, demolishing the unpermitted family room and relocating it, enlarging the living room, and providing a new master bedroom and bathroom with a walk-in closet.

- No changes are proposed to the existing 2-car garage location and driveway. The existing garage dimensions and garage door length/height meet the Zoning code for non-conforming garages.
- No new landscaping is proposed at the front, other than the planters, which will soften the transition between the house and landscape. The amount of existing landscaping at the front is sufficient, in terms of code standards and complimenting building design. The existing landscape at the rear will remain as is. A condition of approval is recommended requiring the use of drought tolerant vegetation in all new planters.

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

- The mass and scale of the one-story addition will be compatible with its existing structure and surrounding houses. The existing houses on Coro Terrace are primarily one-story.
- The overall height of the existing house will be increased by 3'-0". The new height will be 18'-0" and remain compatible with the scale of the existing house and surrounding one-story residences.
- The location of the addition at the side and rear of the existing house, where it is only modestly visible from the street, will allow the scale and proportion of the project to fit well within the surrounding context.
- The new roof forms will reinforce the overall building design by having the same pitch of 4:12 as the existing roof.

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

- The proposed addition will be architecturally consistent with the existing style of the house.
- A majority of the existing windows on the house will be replaced with vinyl, nail-in construction, and sliding windows. All new windows on the addition will be similar (with the exception of window G), which will be appropriate to the style and period of the house.
- The new trellis located at the front helps breaks up the façade to create visual interest and a sense of arrival to the structure.
- The façade remodel will consist of a combination of stucco and gray synthetic wood siding, maintaining consistency with the existing house. A paint color matching the house will be used on the addition.
- The ledgerstone siding on the planters at the front will help enhance the overall building design by breaking down form and reinforcing the concept.
- The proposed clay tile roof is not compatible with the style of the house and staff is requiring a condition to use a material that closely simulates wood shingle such as asphalt shingles or another material. It should be noted that the current roofing material is asphalt shingle. Staff review and approval of the material is required.
- The scoring added at the garage face is not consistent with the existing articulation and should be removed or revised to meet staff approval.

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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

The City of Glendale received one email and one phone call during the pending decision period. The email addressed the 3-foot height increase of the one-story building. The phone call suggested a survey should be done on the property.

The height of the existing one-story single family house will be increasing from 15'-0" to 18'-0". Per GMC 30.11.030, the maximum height in the R1 zone is 25 (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet). The proposed height of 18'-0" complies with the zoning code.

The construction must be accurately executed per the approved plans. A survey will not be mandatory unless a Building and Safety inspector requires one.

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 **December 17, 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

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.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Urban Design Studio Staff
KA:dm