



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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January 28, 2021

Aydin Naghibi
1201 North Pacific Avenue, Suite 214
Glendale, CA 91202

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2000066
1160 LINDEN AVENUE**

Dear Mr. Naghibi,

On January 28, 2021, 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 615 SF and an attached 444 SF two-car garage to the rear of the existing 814 SF, one-story, front house (built in 1923) on a 6,680 SF lot with two residential units, located at 1160 Linden Avenue, in the R-2250 Zone.

CONDITIONS OF APPROVAL:

1. Clearly show a proposed location for trash areas for both units.
2. All new landscaping to be drought tolerant.
3. Provide cut sheet of proposed light fixtures along with updated elevation drawings depicting location of light fixtures. Staff to review fixtures and location prior to final approval.

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 property will provide a total of three parking spaces on the first level of the two-story building at the rear after the illegal residential unit is reconverted into a garage. A two-car garage serves the unit above while the one-car garage serves the one-story residential unit at the front. No changes are proposed to the existing rear unit above the two-car garage.
- Currently, the site does not meet the minimum 25% landscaping requirement. The amount of new landscaping proposed will bring the site up to code and will be complementary to the development of the site, with new drought tolerant landscaping. The 400 SF common outdoor area is located behind the rear porch serving the front unit. A condition of approval is added requiring all new landscaping to be drought tolerant.

- Access to the garages for the front and rear unit will be from the existing driveway located on the south side of the property.
- The applicant has not provided a location for the trash enclosures on the site plan. A condition is added requesting to clearly show a proposed location for trash areas for both units.

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

- The roof forms, building mass, and proportions are consistent with the building's style and compatible with the neighborhood context. The surrounding building fabric is a mixture of one-story single family homes and multi-level apartment buildings.
- The building form and profile follow the existing, primarily slightly sloping, topography of the site. The addition will be lower than the front house and will not significantly alter the existing mass and scale.
- The massing will be consistent with the overall architectural concept of the existing house since the addition will have a rectangular shape and roof form. A portion of the building wall along the south elevation will be set in 1'-0", helping reduce the overall massing and break up the volumes.
- Due to the location of the addition, the scale and proportion of the project fits well within the surrounding context. The addition will not look massive since it will extend the house towards the rear within the existing side facades, and not be very visible from the street.
- The windows located along the south elevation help break up the mass of the proposed addition and two-car garage.

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 consistent with the style and materials of the existing building and be compatible with other properties in the neighborhood.
- All existing windows for this project will be replaced with vinyl in a combination of single-hung and sliding block frame windows with sills and a flat trim.
- The combination of materials and cement fiber siding will enhance the overall building design and create visual interest. The stucco cladding at the garage at the rear of the addition will have limited visibility from the street and be compatible with the two-story building at the rear. Overall, the proposed color palette for the addition and two-car garage integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- The existing roof shingles on the front house will be replaced with a new brown composition shingles, matching the addition and new two-car garage. The proposed roof material is appropriate and complements the existing design of the front house.

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 during the pending decision period. The email mainly addressed parking, construction debris, and how the construction crew will follow Covid-19 regulations (wearing masks during construction).

The project meets the parking standard per zoning code. A two-car garage is provided for the addition to the front house. Construction debris should be kept to a minimum and is regulated by Building and Safety. Construction workers must adhere to Covid-19 State protocol.

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 **February 13, 2021** 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
JP:dm