



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

June 14, 2022

Armineh Teimourian
1153 Spazier Avenue
Glendale, CA 91201

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2112946
1153 SPAZIER AVENUE**

Dear Ms. Teimourian,

On June 14, 2022, 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 two-story 2,065-square foot residence with attached 641-square foot 3-car garage at the rear of a 7,523-square-foot lot. The project will retain the existing one-story 1,002-square-foot residence fronting to Spazier Avenue and the existing detached 220-square-foot garage.

CONDITION:

1. None.

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 surrounding lots are developed with one-, two-, and three-story multi-family, dense development making the proposed two-story residence compatible with its surroundings.
- The proposed new residence is located at the rear of the lot, behind the existing one-story residence, and will not alter the front setback or general pattern of development along the street.
- The project includes separate private outdoor spaces for the new and existing residence as well as a large outdoor common area to be used by both.
- The proposed landscape plan includes the retention of existing plants and trees near the center of the lot and new landscaped areas with low water plantings added along the sides of the proposed residence and driveway.
- The project properly locates the HVAC system and the trash storage out of view from the public right-of-way.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The existing residence is one-story in height, yet the large separation and second-story setback of the adjacent façade on the proposed building minimize the impact of the larger building.
- The project is appropriate in scale and proportion to the front house and surrounding context, with a stepped in second story, second-story balconies that create void space and articulation, and multiple windows of varying size and type that help avoid heavy massing.

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 proposed building is simple in design and compatible with the surrounding Minimal Traditional development and vernacular infill.
- The variations in forms and setbacks use a consistent design vocabulary similar to that of the front house and other buildings in the area..
- The proposed windows are vinyl in a mixture of casement, single-hung, and fixed appropriate to the design of the building.
- The proposed project includes two exterior wall claddings, stucco at the first story and horizontal siding on the second story. Both materials wrap the entirety of the building on each story and are well detailed and appropriate to the overall design.

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, Kasey Conley, at (818) 937-8185 or via email at kconley@glendaleca.gov.

APPEAL PERIOD (June 14, 2022 - June 28, 2022), 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 **June 28, 2022** 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.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

Staff did not receive any community input during the comment period regarding this application.

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

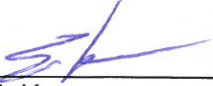
The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, **Kasey Conley**, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, 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, Kasey Conley, for stamp and signature prior to submitting for Building plan check. Please contact Kasey Conley directly at 818-937-8185 or via email at kconley@glendaleca.gov.

Sincerely,

John Takhtalian
Interim Director of Community Development



Erik Krause
Deputy Director of Planning

EK:KC