



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

2090 ASHINGTON DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR2205166

July 5, 2022

Armen Tutundzhyan
3746 Foothill Blvd., # 311
Glendale, CA 91214

**RE: 2090 ASHINGTON DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2205166**

Dear Mr. Tutundzhyan:

On **July 5, 2022**, 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 construct a new 658 square-foot, one-story addition at the front of the existing 1,854 square-foot one-story, single-family residence (built in 1967) with a new attached, two-car garage on a 10,408 square-foot lot located in the R1R - III zone (Restricted Residential - Floor Area Ratio III). The existing attached two-car garage will be demolished and replaced with a new 491 square-foot attached two-car garage.

CONDITIONS OF APPROVAL:

1. Provide a minimum of two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

Site Planning – The project's site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The proposed addition (two new bedrooms and attached garage) will extend the existing building footprint towards Ashington Drive (west). The addition does not significantly change the existing site planning and site topography, because the addition will be built on the existing flat portion of the lot and does not require grading or any major site alteration. The proposed site plan is appropriate to the existing site and the surrounding properties.



- The addition will reduce the existing street front setback of 27 feet along Ashington Drive to 15'-4", meeting zoning code requirement and similar to the prevailing setbacks in the neighborhood.
- The existing attached two-car garage will be demolished and replaced with a new detached two-car garage in the almost same location. The location of the existing driveway and access from Emerald Isle Drive will not be changed.
- The existing landscaping and hardscaping, including the curb walls, boundary walls, and fences, will remain unchanged. A condition of approval is added to provide a minimum of two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway

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

- Overall, the mass, height, proportions and architectural concept of the addition including new garage and front entry porch are consistent with the existing house and surrounding neighborhood, which consists of one- and two-story houses.
- There is no change to the height of the house because the one-story addition will not exceed the existing overall height of 14'-2".
- The addition's gabled roof with a pitch of three (3) feet in twelve (12) feet is compatible with the existing roof and architectural style.

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

- Overall, the addition's design, detailing, finish materials, and colors including wall smooth stucco finish, stone veneer (wainscot), roofing material (asphalt shingle), roof fascia, eave details (boxed eave), and windows and doors are consistent with the existing house and neighboring properties.
- The new entryway along with the new porch is well integrated into design.
- Stamped concrete is proposed for the existing driveway which slightly will be modified to accommodate the required 25-foot turning clearance to the new garage. However, a condition of approval is added to provide a minimum of two (2)-foot wide planting strip (landscape) along the new walkway adjacent to driveway for at least seventy-five (75) percent of the length of the driveway to separate the walkway from the driveway.
- The new windows for the area of the addition will be vinyl (recessed within the wall) with sliding and fixed operations, without grids.
- The location and design of proposed light fixtures and downspouts are appropriate.



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, Aileen Babakhani, at 818-937-8331 or via email at ababakhani@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

No public comments were received.

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, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **July 20, 2022**.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the July 20, 2022 deadline (mailed to Community Development Department – Planning Division, Attention Aileen Babakhani, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner Aileen Babakhani at ababakhani@glendaleca.gov prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.



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

2090 ASHINGTON DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR2205166

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.

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, **Aileen Babakhani**, 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, Aileen Babakhani, for stamp and signature prior to submitting for Building plan check. Please contact Aileen Babakhani directly at 818-937-8331 or via email at ababakhani@glendaleca.gov.



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

2090 ASHINGTON DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR2205166

Sincerely,

JOHN TAKHTALIAN
Interim Director of Community Development

A handwritten signature in black ink, appearing to read "JTH", is written over a horizontal line.

Urban Design Studio Staff

JP:AB