



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

1562 ARUNDLE PLACE
PDR2206399

December 7, 2022

ANDREH MAROUTI
109 E. HARVARD ST., SUITE 306
GLENDALE, CA 91205

**RE: 1562 ARUNDLE PLACE
Administrative Design Review Case No. PDR2206399**

Dear Applicant:

On **December 7, 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 an 858 square-foot, one-story addition with a roof deck (858 square feet) at the rear of the existing 3,870 square-foot two-story, single-family residence (built in 2005) with an existing attached, three-car garage on an approximately 21,120 square-foot lot, located in the R1R - II zone (Restricted Residential - Floor Area Ratio II).

CONDITIONS OF APPROVAL:

1. Obtain required permits for the protection indigenous trees form the City's Urban Forestry.

SUMMARY OF THE DIRECTOR OF Obtain required permits for the protection indigenous trees form Urban Forestry **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 one-story addition (new master bedroom suite) will extend the existing building footprint towards the rear on the existing flat portion of the site and will not alter the existing landform. The addition does not change the existing site planning and topography significantly and it is appropriate to the existing site and the surrounding neighboring properties.
- The majority of the landscaping will remain unchanged and the existing (four) indigenous protected oak trees on the site and three indigenous protected oak trees on the adjacent properties, within twenty feet from the subject site, are far from the proposed addition and will not be impacted. A condition of approval is added for the



applicant to follow the Urban Forestry requirements for protection of the indigenous protected trees.

- There are no changes to the existing attached garage and existing vehicular access from Arundle Place.

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 one-story addition are consistent with the existing two-story house and surrounding neighborhood, which consists of two-story houses. The addition is not visible from the public right of way, because it is an extension of the existing two-story house at the rear.
- The one-story addition does not increase the building’s overall height.
- The addition does not alter the existing land form significantly, because it will be built on the existing flat portion of the site.
- The proposed addition follows the existing architectural concept.
- The addition is designed with a flat roof to be used as a roof deck.

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 stone veneer, stucco finish, windows, and railings are consistent with the architectural concept of the existing house and are appropriate to the surrounding neighborhood.
- The addition includes a hung vinyl window (bathroom window), which is designed to be recessed within the wall. The addition’s new wood doors are consistent with the existing architecture and details.
- The proposed addition with the roof deck is distanced approximately 20 feet away from the adjacent two-story houses to the south and east. The roof deck does not raise privacy concern due to the topography of the subject site in relation to the view to the neighboring houses. The existing landscaping also provides visual buffers for the views from the proposed roof deck.

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

During the public comment period, staff received one letter on behalf of five neighbors in opposition. Below is a summary of the points from the comment letter with the staff responses:

1. The project will cause construction noise.

Staff response: The increase in ambient noise during the construction activities will be temporary and noise levels created by construction equipment will vary depending on factors such as the type of equipment and the specific model, the mechanical/operational, condition of the equipment, and the type of operation being performed. However, construction noise associated with the project will be required to comply with the City of Glendale Noise Ordinance (Municipal Code Chapter 8.36), which prohibits construction activities between the hours of 7:00 p.m. on one day and 7:00 a.m. of the next day or from 7:00 p.m. on Saturday to 7:00 a.m. on Monday or from 7:00 p.m. preceding a holiday to 7:00 a.m. following such holiday.

2. The project will exacerbate the current limited street parking and traffic issues on the street (Arundle Place), which is a narrow street and impedes the neighbors' ability to evacuate in the event of natural disaster.

Staff response: Based on the small scale of the proposed addition to the existing single-family residence (858 square-foot, one-story addition), a traffic study is not required and adequate infrastructure is already existing for this project. There are no changes to the existing attached garage and existing vehicular access from Arundle Place. The project complies with the GMC 30.32.050, Table 30-32-A, for the off-street parking requirements.

During construction, there would be a slight increase in day-time traffic caused by construction trucks; however, the traffic is not considered substantial since the proposed construction phase is short-term and on a small scale. Arundle Place, is designated as a Local Street in the Circulation Element. Local Streets are designed to serve the residential needs of the immediate community and carry low volumes of traffic from collectors and arterials (typically 500-700 vehicles per day but up to 2,500 vehicles per day); therefore, Arundle Place is able to accommodate the traffic generated by the proposed small scale construction adequately.



3. The subject house (1562 Arundle Place) obscures views from surrounding properties, dominates the hillside, and causes negative impact on the natural beauty and serenity of the canyon, which suffers from problems created by overdevelopment.

Staff response: The existing house is a two-story house, built in 2005, and is located in a developed urban area where most of the homes within 300 feet of the subject site are two-story (64% of homes are two-story). The proposed one-story addition does not increase the building's overall height. The proposed addition will not obscure views, because it is a one-story addition to the existing two-story house, and due to the site topography, the proposed addition is not visible from the public right of way. In addition, there is no view protection policy/ordinance in the City of Glendale. The addition is distanced approximately 20 feet away from the adjacent two-story houses to the south and east. The addition will not cause a negative impact on the natural hillside because the addition will be built on the flat portion of the subject site, which has already been graded.

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 line (<https://glendaleca-energovweb.tylerhost.net/apps/SelfService#/home>) 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 **December 22, 2022** online <https://glendaleca-energovweb.tylerhost.net/apps/SelfService#/home> or 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



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Friday 12:00 pm to 5:00 pm. 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.

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.



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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.

Sincerely,

Bradley Calvert
Director of Community Development

A handwritten signature in black ink, appearing to be "BC" or similar initials, written in a cursive style.

Urban Design Studio Staff

JP:AB