



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

December 22, 2022

Nareg Khodadadi
213 N. Orange Street, Suite E
Glendale, CA 91203

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PDR 2210928
1530 REMAH VISTA DRIVE**

Dear Mr. Khodadadi:

On December 21, 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 525 square-foot addition to an existing one-story, 3,687 square-foot single-family residence (originally constructed in 1941) with an attached two-car garage on an 40,148 square-foot lot located at **1530 Remah Vista Drive** in the R1R (FAR District II) Zone. The proposal also includes converting the existing 287 square-foot carport to a one-car garage, and an architectural style change to a contemporary Mediterranean style.

CONDITIONS OF APPROVAL:

None.

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 plan remains relatively unchanged; the project features a 475 square-foot addition at the front of the house, directly facing Remah Vista Drive, a 50 square-foot addition at the rear of the house, and conversion of an existing carport to a 1-car garage.
- The addition at the front is setback from the existing attached 2-car garage, will have minimal visibility, and will bring the living area closer to the street.

- No other site changes are proposed and the existing landscaping, swimming pool, detached guest house and detached covered patio are proposed to be maintained.
- Along Remah Vista Drive, there is an existing block wall and driveway entry gate that screens the house from view.

Mass and Scale – The proposed 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 project are consistent with the existing residence and proposed style change.
- The massing of the addition is broken up through changes in façade planes, with the addition at the front set back approximately three feet from the wall of the existing detached garage. The 50 square-foot addition at the rear extends out beyond the building wall and will not be visible from the public right-of-way.
- The immediate neighborhood features a combination of one- and two- story single-family residences and the subject property will remain one-story.
- The addition features a gable-roof design with a 4:12 pitch that is consistent with the roof plan of the existing house.

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

- Overall, the addition's design and detailing are compatible with the with the proposed contemporary Mediterranean style of the house through the use of architectural treatments, materials, windows, and colors.
- The new windows for the addition are fiberglass, with a combination of single-hung, casement and fixed operations. The windows on the rest of the house are proposed to remain as existing.
- The addition will feature an S-tile clay roof and stucco walls. New stone cladding is proposed at the base of the new kitchen bay window.
- The proposed design and materials are compatible with the existing accessory buildings that are proposed to remain.

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, Vista Ezzati, at 818-937-8180 or via email at VEzzati@glendaleca.gov.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

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

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 application within fifteen (15) days following the actual date of the decision. Information regarding appeals will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **January 6, 2023 at 5:00 p.m.** All appeals must be filed using the City's online permitting and licensing portal, please visit www.GlendalePermits.org to submit the application.

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, **Vista Ezzati**, 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, Vista Ezzati, for stamp and signature prior to submitting for Building plan check. Please contact Vista Ezzati directly at 818-937-8180 or via email at VEzzati@glendaleca.gov.

Sincerely,

BRADLEY CALVERT
Director of Community Development



Urban Design Studio Staff

JP:ve