



April 26, 2023

Arbi Karapetian
6854 Foothill Blvd.
Tujunga, CA 91042

**RE: Design Review Case No. PDR2212650
3461 Mary Ann Street**

Dear Applicant:

On April 26, 2023 the Director of Community Development, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, **APPROVED** your design review application proposing to construct a new 906 square-foot second story and 910 square-foot addition to the existing ground floor of the existing 1,194, one-story, single-family house (built in 1950) with an existing 360 square-foot detached garage. The project includes a façade remodel and demolition of the existing garage (a separate building permit was issued to construct a new, two-car detached garage). The subject site is a 12,240 square-foot lot located in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

CONDITIONS OF APPROVAL

After a review of the plans, exhibits and consideration of community input, the Director of Community Development has placed the following condition of approval on this project:

Conditions:

1. Show all existing and/or proposed perimeter walls/fences on the site and submit a cutsheet for the new side-entry gate, which complements the site and the neighborhood for staff review and approval.

SUMMARY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT'S DECISION

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

- The site plan remains relatively unchanged, the project features a new 906 square-foot second story and 910 square-foot addition to the existing ground floor, a new covered patio at the rear, a new uncovered BBQ area, and a new two-car detached garage.
- The new second floor is setback 31'-10" from the street front property line, appropriately setback from the ground level especially from the east side of the property. The bulk of the second story addition is concentrated along the west (left) side of the house, adjacent to and overlooking the existing channel, and setback approximately six feet from the interior property line in this area. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- The new garage is located towards the rear, northeast corner of the lot. Its location is properly integrated with the site and the neighborhood.

- A new second floor balcony is proposed at the front, west side of house, overlooking the existing flood control channel. The balcony is appropriately located on the site and respects the privacy of adjacent residential development.
- Existing and/or proposed perimeter walls/fences are not called out. A condition is included to show all existing and/or proposed perimeter walls/fences on the site and submit a cutsheet for the new side-entry gate, which complements the site and the neighborhood.

Mass and Scale – The proposed massing and scale are appropriate, as modified by any proposed conditions, 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.
- The mass and scale of the second story addition is compatible with those of adjoining and nearby properties in the neighborhood. While the adjacent home and a majority of homes in the neighborhood are one-story, the mass and scale of the house appropriately relates to the surrounding context. The bulk of the second story addition is located along the west side of the house, away from adjoining properties and overlooking the flood control channel. Its scale, as seen from Maryann Street is not overwhelming since it is significantly setback (approx. 31 feet) from the street front property line. Overall, the proposed two-story with an overall building height of approximately 27 feet integrates well with other homes in the neighborhood.
- The addition will provide appropriate setbacks from the first-floor wall planes at the east façade to avoid an overbearing presence toward the neighbor. The new two-story home is sensitive to the existing context and considers adjacent one-story development. The home's proportions are modest, and do not have a monumental appearance especially when viewed from the street. The facades are appropriately articulated through setbacks at the street front and sides of the building, stepping back the second floor from the ground level, breaks in plane, roof forms, balcony, use of fenestration, and architectural details. The building's proper use of design elements appropriately articulates the building and helps visually fit the remodeled home into the surrounding neighborhood context.

Building Design and Detailing – The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Overall, the addition's design and detailing are compatible with the traditional style of the house through the use of architectural treatments, materials, windows, and colors.
- The front entry relocation from the side wall of the recessed porch to the wall facing the street and the design of the door are appropriate and integrate well with the design of the house, creating a focal point entry that is visible from the street.
- The new vinyl windows for the addition will be similar to existing. Their operation includes a combination of casement, single hung and fixed operations, and they will be recessed within the opening with a sill underneath. The windows on the rest of the house are proposed to remain as existing.
- The exterior remodel features new brick cladding on the base of the house to match existing brick featured on the front bay window. The new brick cladding on the house appropriately complements the Traditional style of the house and the neighborhood.
- The 155 square-foot uncovered second floor balcony at the front, west side of the house, would not compromise the privacy of adjacent residences. Its skewed design is appropriately placed located along the west side of the house, adjacent to and overlooking the flood channel, away from existing development.

- The proposed white color, smooth finish stucco and gray accent color for other details are appropriate for the house and the neighborhood.
- The design of the second story addition appropriately integrates with the existing house and features architectural details consistent with the Traditional style of the 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, Milca Toledo, at 818-937-8181 or via email at Mitoledo@glendaleca.gov.

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 to the City Council 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 plans 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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **May 11, 2023**, in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line: <http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

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, Milca Toledo, 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, Milca Toledo, for stamp and signature prior to submitting for Building plan check. Please contact Milca Toledo directly at 818-937-8181 or via email at mitoledo@glendaleca.gov.

Sincerely,

BRADLEY CALVERT
Director of Community Development



Urban Design Studio Staff
BC:JP:MLT