



April 11, 2024

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

**RE: 2101 RIMCREST DRIVE
ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-002506-2023**

Dear Applicant:

On **April 11, 2024**, 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 for façade remodel and architectural style change of an existing 6,268 square-foot, three-story single-family residence, originally built in 1986 with an existing attached three-car garage on a 42,689 square-foot lot, located in the R1R-II zone (Restricted Residential - Floor Area Ratio II). The project includes a new 433 square-foot balcony at the front and window and door replacements throughout the house.

CONDITIONS OF APPROVAL:

1. Enlarge and adjust the size the new single balcony door (front façade) to be proportioned in relation to the scale and size of the other new doors and windows.
2. Update plans to show the design and location of any exterior light fixtures, appropriate to the design and remodel. The light fixture must avoid spillover and over-lit facades.
3. Provide a vertical window section drawing to show the placement of the window frame within the exterior walls, appropriate to the overall design and remodel.

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:

- There is no proposed change to the existing site planning since the project only involves the façade remodeling, a new balcony, and window and door change out.

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

- The proposed façade remodel does not alter the mass and scale significantly since the project only involves an architectural style change from an 80’s contemporary style to a Modern architectural style.
- The existing height will remain unchanged and the proposed balcony at the front façade (facing the street) does not increase the building’s mass and scale, because it is designed within the existing footprint of the house. The proposed remodel creates balanced proportions and streamlined forms by using horizontal bands and grooves (lines) on the exterior walls, generous use of glass surfaces, boxed window/door trims, and raised roof parapets. These alterations are appropriate to the existing building, consistent with the architectural concept, and also fit into the surrounding context of various architectural styles. A condition of approval is added to enlarge and adjust the size the new single balcony door (front façade) to be proportioned in relation to the scale and size of other new doors and windows.
- The existing roof forms will not be changed; however, the façade remodel includes the proposed raised roof parapets along the four facades to conceal the existing pitched roofs. This helps the proposed design transition from the existing contemporary style to the proposed Modern style without altering the existing roofs.

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

- The proposed remodel includes:
 - Architectural style change from an 80’s contemporary style to a Modern architectural style
 - Removal of existing stone veneer and horizontal siding and replace with new smooth stucco (white (snow) and grey (formal gray)).
 - Enlargement of windows and exterior doors on the front façade
 - Replacement of windows and doors on the side and rear façade
 - New stucco trims around the doors and windows on the front façade. The trims are 9 inches in width and one inch in depth.
 - New front entry and new garage door
 - Remolding of the side chimney cap
 - Removal of existing roof eaves and build new raised roof parapet
 - Removal of existing tile roofing material and replace with new metal roofing (charcoal grey)
 - Removal of the pitched roof above the attached garage and construct a new balcony (433 SF)
 - Replace all second and third floor metal railings with glass railings
- Overall, the proposed remodel utilizes the elements of the streamlined modern architectural style, which fits into the existing house and its surrounding context of various architectural styles.
- The new front entry door and garage door (aluminum tempered glass) are appropriate to the proposed design. The location of the doors will remain unchanged.

- The new windows will be aluminum clad (charcoal grey color) with an appropriate combination of fixed, casement, and horizontal sliding windows. All windows and door on the front façade will have exterior stucco trims. A condition of approval is added to provide a vertical window section drawing to show the placement of the window frame within the exterior walls, appropriate to the overall design and remodel. For the Modern style buildings, flush and recessed windows, both are appropriate.
- The new balcony will not create privacy conflict with the adjacent neighbors because it does not directly face the adjacent windows of the adjacent neighboring properties and due the street's slope, the balcony will not overlook the front yard of the two-story home on the north since the subject property is sited at a lower elevation than the neighboring home. Furthermore, a planter box is designed at north side of the balcony to create view buffer.
- The location and design of any new light fixtures are not shown on the architectural plans. A condition of approval is added to update the proposed project's plans to show the design and location of any exterior light fixtures, appropriate to the proposed design and remodel. The light fixture must avoid spillover and over-lit facades.

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 so that imperfections/incompleteness may be corrected before the appeal period expires. **All appeals must be filed using the City's online permit portal: GlendaleCA.gov/Permits. Create an account. Click "Apply" and "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before APRIL 26, 2024.** Information regarding appeals, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

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 online 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, sold, or occupied by any new person or corporation, it is incumbent that the current owner(s) advise them regarding the conditions and/or limitations of this approval.

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.

Sincerely,

Bradley Calvert
Director of Community Development

Roger Kiesel

Roger Kiesel

Senior Planner

RK:AB