



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

April 11, 2024

Art Bargsegian
412 W Broadway
Glendale, CA 91204

**RE: ADMINISTRATIVE DESIGN REVIEW CASE NO. PADR-002023-2023
1812 Crestmont Court**

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 to construct a 799 square-foot, single-story addition at the front, west side of an existing single-story 1,221 square-foot single-family dwelling (built in 1935) with a detached 330 square-foot garage. The existing 264 square-foot covered front porch will be demolished and replaced with a new 228 square-foot covered porch. The project site is a 6,400 square-foot lot located in the "R1R" (Restricted Residential, Floor Area Ratio 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 conditions of approval on this project:

Conditions:

1. Replace the proposed vinyl fence with high quality fiber cement (Hardie), or similar wood-like product.
2. Submit a cut sheet for the new front entry door for staff review and approval.
3. Show the location of all proposed site lighting and light fixtures on the building limited to the main entry and patio doors.

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 with the exception of the western and rear portions of the existing house where the addition is proposed. The addition wraps

around the western portion of the house with the primary portion of the addition located at the rear, appropriate to the site and the neighborhood.

- The existing brick driveway as well as the walkway leading from the street to the front porch will remain. The new porch will have a concrete finish, which is appropriate to the site and the neighborhood. The new addition will be setback five feet from the west interior property line and 20 feet from the street front property line. portion of the addition will be visible from the street. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- The applicant is proposing to replace the front facing portion of the perimeter fence with a five-foot high vinyl fence. A condition is included to replace the vinyl fence material with a high-quality material, for example, wood, fiber cement (Hardie), or similar wood-like product, similar to the existing gate, appropriate to the site and the neighborhood.

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 appropriate to the neighborhood.
- The existing house and proposed addition will remain one-story, compatible with adjoining and nearby properties in the neighborhood, which include both one- and two-story buildings. Overall, the mass and scale of the addition appropriately relate to the existing house and surrounding context.
- The proposal includes the addition of a front facing gable, which is appropriate to the Ranch style of the existing house. And it appropriately breaks up the front façade massing while remaining architecturally compatible.
- The existing 3:12 roof with a side facing gable will remain, integrating well with the addition. The addition features both front- and rear-facing gables, which appropriately articulates and complements the existing style of the house, especially at the front façade.

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

- The overall design, detailing and architectural concept of the building is consistent with the Ranch design, appropriate to the site and the neighborhood.
- The horizontal siding on the existing house will remain, and vertical siding will be used on the new addition, appropriate to the Ranch style of the house.
- The existing brick fireplace will be removed.
- The proposed vinyl windows includes a combination of casement and hung operation, block frame, recessed within the opening, and featuring the existing wood frame and sill underneath to remain. The existing window shutters will be moved to the new addition, under the front facing gable, and will be painted grey. Overall, the new windows are appropriate in terms of their material, operation, and installation. The front entry door has not been identified on the plans; a condition is included to submit a cut sheet of the new door for staff review and approval.

RESPONSES TO COMMUNITY INPUT RECEIVED DURING COMMENT PERIOD

During the public comment period, staff received one letter from a resident in the area concerning continued construction in the area. The project will comply with City codes regarding construction management and hours and complies with code requirements in the zone.

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, Chloe Cuffel, at 818-937-8162 or via email at ccuffel@glendaleca.gov.

APPEAL PERIOD, 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 **April 26, 2024, 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.

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.

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.

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, **Chloe Cuffel**, 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, Chloe Cuffel, for stamp and signature prior to submitting for Building plan check. Please contact Chloe Cuffel directly at 818-937-8162 or via email at ccuffel@glendaleca.gov.

Sincerely,

BRADLEY CALVERT, AICP
Director of Community Development



Milca Toledo
Senior Planner