



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 23, 2012

DRB Case No. 2-PDR 1216670-A

Address 1535 Cleveland

Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian			X			
Geragos	X		X			
Malekian		X	X			
Sakai			X			
Zarifian					X	
Totals			4			
DRB Decision	Approve with conditions.					

Recommended Conditions:

1. Redesign the column at the rear to a full size column.
2. Redesign the arches above the balconies at the rear to read more like a silhouetted bracket and less like an arch.
3. Provide two additional columns for the trellis that is over the driveway at the front.
4. Provide permeable pavers for the driveway, motor court and front patio areas, and consider reducing the area of hardscape in the rear and/or provide permeable paving.
5. Consider the trellis to have heavy timber posts (8" by 8" for example) or large plaster columns, instead of the proposed columns clad in stone veneer. The stone veneer is acceptable for the planter walls and front entry.
6. Consider replacing the areas of lawn with drought tolerant ground cover or reducing the proposed area for the lawn.

Analysis:

Site Planning: *The proposed placement of the new 2-story house is consistent with the surrounding neighborhood and appears to be appropriate for the site as it relates to the location and the footprint of the house. The proposal also provides three covered and enclosed parking spaces with an access from the existing driveway. The front yard is designed with ample setback area that is proposed to be landscaped with a variety of drought tolerant plants.*

