glendale california
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Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date September 10, 2015 **DRB Case No.** PDR 1510746

Address 330 Wonderview Drive

Applicant Edward Hagobian

Environmental Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	
Mardian					X	
Totals			3			
DRB Decision	Adopt Negative Declaration					

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	
Mardian					X	
Totals			3			
DRB Decision	Approve with Conditions					

Conditions:

1. Change the color of the parapet fascia and accent banding to another more earth-toned complementary color other than white.

2. Substitute portions of the proposed wrought iron railing along the edges of the pool and upper decks with interspersed planters to reduce the amount of railing, and to provide for lower, landscaped buffering and increased privacy from the properties below.

3. Consult with the Urban Forester and refer to the Preliminary Geologic and Geotechnical Engineering Investigation Report for the subject site to implement landscape pockets at hillside slopes using low retaining walls to allow for successful growth of large-scale plant materials that will visually buffer the house and pool deck when seen from below.

4. Install an irrigation system throughout the site, where required, in order to irrigate the existing mature trees along Wonderview Drive and on the downslope. Refer to the Preliminary Geologic and Geotechnical Engineering Investigation Report for soil conditions.

5. Maintain all proposed and existing onsite landscaping in good condition.

6. To minimize the visibility of the pool deck, reduce the deck cantilever by pulling the outside edge of the pool deck closer to the hillside to the largest extent possible, thereby positioning the pool more on-grade and reducing the landscaping strip at the foot of the hill between the pool deck and the building pad above.

7. Submit soils report to the Public Works Engineering staff for review prior to plan check submittal.

Consideration:

1. Consider creating a retention basin to address drainage.

Site Planning: *The proposed site plan reflects the lot's current topographical features/grading, with the new house proposed in generally the same location as the existing, but within an enlarged footprint from the previous proposal that conforms to the contoured building pad on the site. The existing driveway will be resurfaced and will lead to the proposed four-car garage (two tandem spaces) attached on the north side of the residence. The new pool and patio deck are proposed on the first, existing landscaped terrace below the building pad/house; the pool deck has been somewhat reduced in depth and width in comparison to the previous design so as to better relate to the hillside and address DRB's concerns. Except for this yard area, all other areas of the lot that are unoccupied by the driveway or house will remain sloped, ungraded and/or landscaped. The house remains oriented towards the rear and the views of the city skyline to the south-west. Due to the lowering of the building pad and additional grading, as well as the location on the lot and distance from Wonderview, the two-story structure will not be readily visible from Wonderview Drive; it sits below the street level, down and around a long driveway behind 300 and 310 Wonderview. The residence will remain visible from vantage points to the south.*

Mass and Scale: *The proposed two-story house will be the largest residence in the neighborhood. In response to DRB's previous comments, the existing building pad is to be graded to a depth that allows the upper floor of the two-story project to remain essentially at the same level as the existing house, with the new lower floor underneath. This results in the new roof elevation being the same as that of the existing one-story residence. By having the new lower level below the existing grade, the project would appear less perched on top of the knoll and more integrated into the sloped terrain. Therefore, with the lowering of the building pad, in addition to its location on the lot and distance from/below Wonderview, the two-story structure will not be readily visible from Wonderview Drive. The house will be readily seen from the surrounding neighborhood below. The Board has conditioned that the pool deck be pulled closer into the slope, so as to be less visible from below from the residences on Maginn to the south. The overall building height has been reduced from 31'-10" in the previous proposal to 29'-6" in the current one. The roof design remains flat, which further helps reduce any bulk or perceived massing of the project. The house design continues to be stepped/terraced at the south-west corner facing the slope below and features staggered parapet heights in order to address the topography and break up the elongated massing. The second floor continues to be stepped back from the first floor along parts of the rear/south elevation to comply with the Hillside Design Guidelines. Ultimately, the unique site characteristics, building placement, lowered building pad, and design details, along with the additional conditions added by the Board, support approval of such a large residence on the 2.4 acre site.*

Building Design and Details: *The proposed house is designed in a contemporary style, within a neighborhood that features an eclectic mix of architectural styles. The house is proposed to be constructed of smooth finish stucco atop a split-face concrete block base, and would feature composite travertine tile accent walls, aluminum framed windows, built-up wood fascia parapets and accent bands, and metal railings. The flat roof and accent bands provide a horizontal emphasis along the elevations, while the staggered building forms mimic the contoured shape of the building pad and provide various recesses for balconies and patio areas facing the south. Much of the exterior design focuses on the fenestration patterns and juxtaposed building volumes. As conditioned, the house will feature a more earth-toned color palette so as to be more appropriate in hillside development and thereby de-emphasize the monumentality of the building form.*

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vilia Zemaitaitis, AICP