glendale california

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Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date May 12, 2016

DRB Case No. PDR1513248

Address 3063 Hollywell Place

Applicant Artem Golestian

PROPOSAL: To demolish the existing 2,078 square foot 2-story house, rear deck and 2-car garage and construct a new 4,965 square foot 2-story house with rear deck and pool, and a 1-car garage, and a 2-car garage. The property is located on a 48,657 square foot lot in the R1R (Restricted Residential) Zone, Floor Area Ratio District III. The architectural style of the house will change from ranch to modern.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian			X			
Charchian			X			
Malekian	X		X			
Mardian		X	X			
Simonian			X			
Totals			**5**	**0**		
DRB Decision	Returned for redesign with conditions					

Conditions:

1. Introduce step backs and any other appropriate techniques to modulate the volumes at the downslope façade to allow the building to better follow the topography, relieve the verticality of the massing, and conform to the Hillside Design Guidelines. Also avoid extensive deck cantilevers.
2. Delete or reduce the size of the tall wall alongside the lower driveway.
3. Eliminate the stacked garage and move all garages to lower level.
4. Revise drawings, as appropriate, to clearly depict relationship of the house to the existing pad and retaining walls.
5. Improve quality of all drawings and renderings to ensure consistency and provide greater detail regarding materials.
6. Provide rendering depicting project from a downslope vantage point.
7. Consult with a structural engineer to ensure buildability of the design, particularly with regard to the roof structure, roof drainage, walls/columns, and swimming pool. Finalize construction type (e.g. concrete, frame, combination) and indicate materials on appropriate drawings.
8. Consult with a structural engineer to determine if existing retaining wall can be reused or if a new wall is required.
9. Revise roof design to ensure that overlapping roof areas are high enough to be built, waterproofed, and drained.
10. Proposed roofing material must feature a color compatible with the hillside setting.

11. Provide vertical sections at typical window openings and include operation lines on the elevation drawings.
12. Clarify rainwater collection system at the roofs and indicate internal leaders (preferred) or downspouts and gutters on the appropriate drawings.
13. Include all proposed exterior light fixtures on the drawings and provide appropriate cut sheets. All lights must be shielded to direct light downward.
14. Provide detail drawings of all railings and gates.
15. Indicate location of HVAC equipment on the site plan.

Consideration:

1. Introduce sloped roofs to allow design to better follow the hillside topography.

Analysis

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 majority of the proposed house uses the existing pad, existing retaining wall and drainage swale.
- The one-story exercise room and bedroom closest to the adjacent neighbor steps down from the rest of the house and is approximately 23 feet from the house next door, minimizing its potential impact.
- The existing deck will be replaced with a new deck and pool, minimizing visual change in this area.
- The existing driveway location will be maintained and repaved with decorative paving with additional access provided to the 2-car garage on the 2nd floor.
- Except for Oak Tree #1, the oak trees will be preserved and the existing landscaping downslope from the house will be unchanged.
- The existing retaining wall along the driveway will remain.
- The retaining wall for the existing house will remain where needed.

Mass and Scale: The proposed mass and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- As proposed, the project does not meet the goals of the hillside design guidelines. Aspects of the design may be found appropriate due to existing site conditions, but the future development of available lots below the subject property should also be taken into consideration.
- A condition is recommended calling for introducing step backs and/or other techniques to modulate the volumes at the downslope façade to allow the building to better follow the topography and relieve the verticality of the massing.

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

- The design is consistent with the Modern style and features an appropriate material palette that is well deployed across the building's volumes and surfaces.
- The use of large windows is appropriate to the style if Title 24 requirements can be met.
- Black metal framed windows and doors, grey board-formed concrete, smooth stucco, and wood cladding reinforce the modern style of the house.
- The existing driveway will be replaced with decorative paving.
- Trash storage is appropriately located out of public view.

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 Kathy Duarte