glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date June 9, 2016

DRB Case No. PDR 16075918

Address 1246 Justin Avenue

Applicant Karapet Petrosyan

PROPOSAL: To demolish the existing one-story single-family house and construct a new two-story 3,000 square-foot single-family house and remodel the existing 400 square-foot detached garage at the rear of the existing 10,180 square-foot lot.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Benlian			X			
Malekian	X		X			
Simonian			X			
Mardian					X	
Totals			**4**	**0**	**1**	
DRB Decision	Approved with conditions					

Conditions:

1. Revise design of large window at the front façade to either feature a single-paned window with either a round-headed arch or a parabolic arch that is scaled to be proportional with the projecting wing.
2. Provide consistent operation type for all operable windows, incorporating single-hung or double-hung windows (preferable) or casement windows.
3. Remove the ironwork from below the arched window in the projecting bay at the second floor.
4. Add a moulding detail at the front porch arcade columns at the height of the proposed railing to enhance the visual character of this area.
5. Correct drawings to depict consistent window head height at all facades. Staff to verify that resulting space above all window heads is appropriate to the style; if not, adjust head heights for staff review and approval.
6. Show exterior lighting on drawings, provide cutsheets for proposed fixtures, and ensure that light will be directed away from adjacent properties.
7. Ensure that landscape shrubs specified at the side property lines will not grow significantly higher than the adjoining fences.
8. Verify that the garage interior clear dimensions are a minimum 20-foot depth by 20-foot width.
9. Clearly note on the plans that the existing garage is proposed to be relocated and remodeled as shown on the plans.
10. Revise drawings to show that barbeque area, trellis, and any related features are not located within the setback.

Analysis

Site Planning:

- The new building footprint will be similar to other homes in the neighborhood as it relates to setbacks for the house and a detached garage at the rear of the lot.
- The new front setback of 35 feet is consistent with the adjacent properties and to other homes in the neighborhood that are within the neighborhood average of 30 feet.
- The new house will be set back six feet from the northerly property line and 11'5" along the southerly (driveway side) property line, providing appropriate distances from adjacent properties.
- New landscaping and walkways are proposed throughout the site and appropriate to the neighborhood.
- The existing two car garage will be relocated further towards the rear of the southeast corner of the lot, behind the house, which is in keeping with the predominant neighborhood pattern.
- The existing driveway along the south side of the property will remain and will provide access to the garage.

Mass and Scale:

- The house will be two-stories in height. Most of the homes within 300 feet of the subject site are one story with the exception of two homes, which are two stories. While the majority of homes are one story, including the abutting properties, as proposed, the second story is designed to be set back from the ground floor on all sides in order to minimize the perceived 2nd story mass as recommended by the Comprehensive Design Guidelines.
- As proposed, the project's mass and scale integrates with the immediate street block and the neighborhood because the ground floor is setback 35 feet from the front and further setback at the second floor. Hence, the second story mass will not be overwhelming and will respect adjoining properties.
- The overall height of the building will be 23 feet. The proposed height of 23 feet is above the neighborhood average of 16 feet high as a result of the 2nd story volume. However, because the house is setback from the street 35 feet and the 2nd story mass is setback further from the ground floor, this design approach along with further articulation provides massing relief from all sides, avoiding a "boxy" design and it integrates with the surrounding homes.
- The roof design, building mass and proportions are appropriate for the style of the house and consistent with the surrounding neighborhood.
- The facades are appropriately articulated through setbacks at the front and sides and the use of fenestration, architectural details and roof design.
- The use of architectural details, breaks in plane, etc., provides appropriate articulation as suggested by the Comprehensive Design Guidelines and is consistent with other homes in the neighborhood.

Building Design and Detailing:

- The proposed white color smooth stucco finish is appropriate and complements the brown accent color depicted on the windows, railings, rafter tail, fascia and gutters/downs spouts. In addition, the proposed color palette integrates well with other homes in the neighborhood, which are painted with neutral colors.
- The project features aluminum clad wood windows, recessed within the opening and constructed with a cedar sill and frame and exterior muntins. As proposed, the windows are appropriate to the design and the neighborhood in terms of their operation and overall appearance.
- The roof material includes 2-piece mission Spanish tile, which is appropriate to the Spanish inspired design of the house and the neighborhood. The roof design includes a combination of gable and hip. This design approach complements the design of the house and includes breaks at appropriate locations.
- The design features many of the character-defining features associated with the Spanish Revival style, including smooth stucco walls, Spanish clay tile roof, exposed woodwork, a focal windows at the main living space, recessed windows, etc., all complementary to the chosen style and the neighborhood.

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 Jay Platt for Milca Toledo