glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date July 10, 2014

DRB Case No. PDR 1211135-R

Address 1255 Corona Dr.

Applicant Manzar S. Kuraishi

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian					X	
Palmer			X			
Simonian		X	X			
Totals			3	0	1	
DRB Decision	Final project design approved with conditions					

Conditions

1. The floor plan of the upper floor is to remain as built, without new infill at the existing notch.
2. Ensure that the sidewalls at the driveway are clad with metal panels to extend the appearance of the house to this area, maintaining the module and rhythm of the house cladding.
3. Update all drawings to clearly show existing conditions and accurately and consistently depict proposed work. Indicate existing retaining wall at base of building and additional proposed retaining walls on all relevant drawings, including site plan, elevations, and sections.
4. The building height must be verified by a licensed surveyor.
5. Provide new landscape plan for the entire site, including the front of the house and the flat area at the rear.
6. Provide a subtle tonal or color contrast at the narrow bands of horizontal cladding between levels.
7. Include more information about the retractable awnings at the upper floor in the final drawing set.
8. All revisions noted above must be included in a revised drawing set that must be submitted to staff by August 11, 2014.

Analysis

Site Planning: *The proposed exterior modifications to the design will not change the site plan or footprint of the home as it was previously approved by the Design Review Board. The original site planning will remain and is consistent with the general neighborhood pattern and Design Guidelines.*

Mass and Scale: *The applicant has made and effort to reduce the appearance of a large house by: introducing various forms and volumes, use of different colors, materials, fenestration and recesses forms. While the proposed design appears to have a vertical sensibility, however, it is appropriately articulated through breaks in the roof line and colors and materials as described above.*

***Design and Detailing**: Overall, the proposed use of materials is appropriate. The application and combination of materials enhance the design. The selected materials, textures, and architectural details are in-keeping with the architectural style of the house and the immediate neighborhood.*

DRB Staff Member Milca Toledo, Planner