



CITY OF GLENDALE, CALIFORNIA  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 Director of Community Development

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## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 12, 2012 DRB Case No. 2-PDR 2011-054-A  
 Address 1897 Starvale Road  
 Applicant Sako Marcoosi

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	X		X			
Keuroghelian		X	X			
Malekian					X	
Sakai			X			
Zarifian					X	
Totals			3			
<b>DRB Decision</b>	<b>Approve with Conditions.</b>					

### Conditions:

1. That plans submitted for plan check shall clearly identify any development within twenty feet of the oak tree driplines including landscaping and irrigation, grading, drainage, pool equipment and/or changes to the existing retaining walls and the driveway to the satisfaction of the Urban Forester.
2. Redesign the cantilevered patio terraces at the southwest and west sides of the house so they do not require new retaining walls and the terraces do not extend beyond the existing edge of the pad OR provide shrubs to at least 5 feet in height away from the edge of the patio that would grow to the height of the patio slab and provide a screen from the vantage point at the edge of the patio.
3. Provide a darker finish for the metal finish on canopies and window systems, such as a gunmetal grey.
4. Provide exterior colors such as the limestone or a buff color rather than the white plaster that will maintain the contrast but still provide a natural look.
5. Provide screening at the east elevation, as shown, or other type of screening material to grow to a height of 10 to 12 feet.
6. Eliminate lighting in the eaves and provide only landscape and accent building lighting.
7. Provide King palms or other tall plant material within the upper pool deck to the south so the house appears to be sitting within the landscape.

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 Christopher E. Baxter (Stephanie Reich)