



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 13, 2017 DRB Case No. PDR 1526902
 Address 1732 Ard Eevin Avenue
 Applicant Anet Minasian

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		x	x			
Charchian			x			
Malekian						x
Simonian	x		x			
Total			3	0		1
DRB Decision	Approve with Conditions					

Conditions:

- Reduce the amount of grading associated with the pool and decks to the rear of the house by reducing the deck areas and retaining wall heights.
- Comply with the mitigation measures of Mitigated Negative Declaration PEIF 2007-016.

Consideration:

- Consider providing photographs and written documents generated through compliance with the mitigation measures in Condition 2 above to the Brand Library and Special Collections at the Glendale Central Library.

Analysis:

Site Planning: The proposed site planning is appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The building will be located in the flatter portion of the site, which is near the street frontage and access, helping reduce potential grading.
- The pool and associated decks, as conditioned, will be consistent with the Design Guidelines.
- The large site will accommodate the location of mechanical equipment and trash storage.
- Retaining walls will follow the topography and will be located away from the street frontage of the site.
- The openings of the two garages will not directly face the street and will not be close to the street.
- The landscape plan proposes the planting of sycamore and oak trees, along with other native plants.

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

- The two-story building will be generally built into the hillside with the first level partly sunk into the ground. Also, the building will have flat roofs with minimal parapets resulting in a lower profile overall.
- The building mass will be broken up by the use of distinct and hierarchical volumes reflecting the interior functional arrangement.
- The building will have a generally horizontal character with the horizontality further emphasized by the use of stone primarily on the lower level and the use of a horizontal stone cladding pattern.
- The contemporary design is reflected consistently throughout the building by the use of rectangular volumes which are further defined by varying the finish materials.
- The flat roofs will have low parapet walls and will result in a lower building profile.

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

- The building will be designed in the contemporary style and the building forms and materials will be consistent with the style throughout the building.
- The building entrance will be integrated into the building design with a canopy that will integrate the entrance volume into the first level of the house thereby reducing monumentality.
- Windows and doors will be rectangular with proportions, rhythm and materials consistent with the contemporary style.
- Finish materials consist of stones, cement plaster, wood accents and metal cladding, all with textures and colors consistent with the contemporary style.
- The large site will accommodate the location of mechanical equipment and trash storage.

Staff Member

Chris Baghdikian

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.