glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date February 12, 2015

DRB Case No. PDR 1408844

Address 2920 Greenwich Road

Applicant Edward Hagobian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer	X		X			
Charchian					X	
Malekian					X	
Simonian		X	X			
Mardian			X			
Totals			**3**			
DRB Decision	Return for Redesign.					

Conditions:

1. Redesign project to substantially reduce the amount of grading.
2. Reduce size of project to bring floor area closer to neighborhood average.
3. Reduce height of portion of the house built on the "knoll" to one story.
4. Explore use of impact walls to reduce grading and eliminate sunken rear yard.
5. Landscaping at front needs to be enhanced to be more appropriate to the terrain and to complement the design of the house.
6. The rendering does not appear to accurately depict the hillside conditions as it relates to site planning, topography and landscaping. Submit a revised rendered perspective to accurately reflect the above items, i.e., placement of the house on the hillside, topography and landscaping.
7. Clearly identify the location of the trash area.
8. Clearly identify the location of the mechanical equipment.

Site Planning:
The house will be constructed on an undeveloped, steeply sloping uphill lot. The single-family house will be prominently featured on the hillside and will involve a significant amount of grading and retaining walls. The proposed project will result in topping off of a knoll, as well grading across and into the ravine on the lot. This results in a significant alteration of terrain, the removal of a prominent natural feature and the loss of a natural hillside form. The proposed project would also require 1,995 cubic yards of grading. Greater effort must be made to reduce grading, reduce the building footprint, make the house more responsive to the topography, and bring it in closer conformance to the Hillside Design Guidelines.

Mass and Scale:
The design's attempt to the reduce the mass and scale through its use of combination of materials, recesses, terraces, breaks in the roof and building planes, and application of building materials is effective but not entirely successful. Further reductions in mass and scale will be required, including the reduction of the height of the building at the portion built into the "knoll," and the reduction of the square footage to allow the overall mass of the structure to relate better to its hillside setting.

Building Design and Details: *Contemporary architecture is appropriate for the neighborhood. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions. As proposed, the use of materials and detailing re-enforce this style. With the incorporation of the recommended conditions, the detailing, textures, and materials generally appear to be acceptable to the proposed style and the neighborhood.*

DRB Staff Member Milca Toledo