



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date June 21, 2012

DRB Case No.

2-PDR-1202055-B

Address

1222 N. Louise Ave.

Applicant

Arlene Edjourian and Katie Flores

Design Review

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|---|--------|-----|----|--------|---------|
| Keuroghelian | | x | x | | | |
| Geragos | | | | | x | |
| Malekian | x | | x | | | |
| Sakai | | | x | | | |
| Zarifian | | | | | x | |
| Totals | | | 3 | 0 | 2 | |
| DRB Decision | Approved with conditions/consideration | | | | | |

Conditions and Consideration:

1. Steel trowel finish shall be used, not the proposed 20/30 sand texture finish.
2. When possible, all trees with trunk diameter 24" or greater shall remain if they not interfering with the house foundation. New landscaping shall be designed around the existing trees. The 42-inch camphor tree at the front of the property should be retained. If it is to be removed, this tree shall be replaced with a 36-inch box evergreen tree. Provide two (2) additional medium size trees at the north side of the property. The 24-inch diameter tree along the north property line should remain, but if not, the chitalpa shall be replaced with an evergreen 48-inch boxed tree. The citrus tree on the north property line shall be upsized to 48-inch or two (2) 36-inch boxed tree(s).
3. Consider using wider/larger sidelights at the rear.

Site Planning: The location of the two-story single-family residence and detached guesthouse will largely be the same; however, the applicant has decided to setback back both of the buildings one foot further away from north Louise Street. Overall, the site planning of the project appears to be consistent with the prevailing pattern of the neighborhood.

Mass and Scale: The applicant has reduced the amount of floor area of the project by 329 square feet. Portions of the detached guesthouse, garage and single-family residence has been reduced to improve mass and scale, and enhance the articulation of the south elevation. Overall, the mass and scale of the project appears to sufficiently relate well to the surrounding neighborhood.

Building Design and Details: The proposed project appears to be well-designed in a Spanish Colonial Revival style and is complementary to the other buildings in the area. The features incorporated with this project include fiberglass single-hung and casement windows, steel sectional single-car garage doors and two-piece clay barrel tiles.



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

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 Department plan check. **Prior** to Building Department 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 plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member:

Rathar Duong for Dennis Joe