

DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date June 21, 2012

DRB Case No. 2-PDR-1208 629-A

Address 3041 Sycamore Avenue

Applicant Salpi Manoukian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian		X	X			
Geragos					X	
Malekian	X		X			
Sakai			X			
Zarifian					X	
Totals						
DRB Decision	Approve with conditions 3 - 0					

Conditions:

1. The house is a contemporary house, and all the details should reflect a contemporary house. Provide details of trellis and deck at the second floor and the rear, details of windows, and provide modern garage and front doors.
2. Remove all siding, and make sure vents are consistent throughout the house.
3. Provided 4'-6" high railing at the second story balcony on the east side to increase privacy for neighbors.
4. Provide a new tree within planting area at the front, near the oak tree that has been cut down. Provide a 24" box evergreen tree reflective of the foothill aspect of the neighborhood, not palm trees.
5. Modify landscape plan to coordinate with the proposed project, showing landscaping at the rear to remain, and showing concrete and shrubs in correct locations. Look at proposed landscaping between the stairs and revise as necessary.
6. Trim existing oak tree branches that encroach into subject property from the neighbor's property, as necessary, complying with all City arborist conditions.
7. The railing for the deck at the front shall be made of painted wood with the color to match the material sample board.
8. Remove the curved metal landscape trellis near the entry. Consider using a treatment similar to that proposed at the rear of the house.
9. Consider adding windows to the side of the house on the first floor at the library and near the entry to improve the cross ventilation.
10. The driveway shall be decorative and shall be of a permeable surface.
11. The a/c equipment shall be placed at the rear of the house, subject to compliance with building and safety regulations.

Site Planning: The project appears to preserve the overall existing site plan and meets the intent of the Design Guidelines in its overall site design and landscape design. The siting is similar to the surrounding development pattern. The parking with the access from Sycamore, the landscaping utilizing drought

tolerant plants and accents and retaining the existing fencing at walls at the side and rear are all consistent with the North Glendale Community Plan.

Mass and Scale: Overall, the modest scale of the proposal appears appropriate for the neighborhood. However, the second story should be shifted toward the back of the house to relate better with the surrounding neighborhood.

Building Design and Details: Overall, this project appears to use simple quality materials that complement the simple design.

***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 case planner:

Bradley Collin