

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 20, 2011 **DRB Case No.** 2-3604-R
Address 1500 Alameda Avenue
Applicant City of Glendale

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	X		X			
Malekian			X			
Sakai		X	X			
Zarifian					X	
Totals			3	0	1	
DRB Decision		Approved with conditions				

Conditions

1. Submit an evaluation report prepared by an arborist, which evaluates the condition of the existing oak tree and the proposed landscaping and irrigation plans for oak tree environment compatibility. The evaluation will need to include possible impacts on the health and preservation of indigenous tree on-site due to planned improvements.
2. Staff to verify re-circulating pump is installed as part of the water feature.
3. The condition along the north side can remain as is, as the existing fence provides the buffer as required by the variance.

Analysis

Site Planning: The landscape modifications will not change the site plan or footprint of the home as it was previously approved by the Design Review Board. The original site planning will remain and is consistent with the general neighborhood pattern and Design Guidelines.

Mass and Scale: The existing mass and scale of the building will not change as it was originally approved by the Board. As previously indicated, the project will maintain its existing setback.

Building Design and Detailing: The design and use of material of the building will not change as it was approved by the Board and Planning staff.

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 MILCA TOLEDO