

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 22, 2016

DRB Case No. PDR1520750

Address 1712 South Glendale Ave

Applicant Forest Lawn Memorial-Park Association

Project Description: To construct approximately 10,000 square feet of non-occupiable floor area for wall crypts, columbaria and walkways through a new garden area, and install approximately 21,000 square feet of new landscaping (approximately 31,000 square feet combined) at a 0.70 acre area located at the northwest portion of an approximately 305 acre existing cemetery (Forest Lawn Memorial-Park) that is located partially within the City of Glendale and the City of Los Angeles. The portion of the cemetery that is located in the City of Glendale is zoned CEM (Cemetery). The proposal will require approval from the Design Review Board.

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian					X	
Malekian	X		X			
Simonian			X			
Mardian					X	
Totals			3		2	
DRB Decision	Adopt the Final Mitigated Negative Declaration and Approve with Conditions.					

Conditions:

1. Revise drawings to indicate a downward slope of 2% extending from the high point at the pedestrian entry to the walls at the north and west perimeter to reduce the height of the retaining wall.
2. Incorporate stone veneer at the upper portions of the outer faces of the retaining wall. The lower portion of the wall should be thicker, allowing for the transition between the concrete and veneer, and also be painted green to better blend in with the surrounding landscaping.
3. Plant climbing vines at the base of the retaining. Provide irrigation for the vines along with a specification that the amount and/or timing of water will not have an adverse impact on the oak trees below.

Considerations:

1. Consider necessity of a drainage system, such as a swale, to mitigate potential issues with runoff and erosion for downslope properties.
2. Consider relocating the large (20"-30") oak trees proposed for removal to another location on the property.

Analysis:

Site Planning:

- The location of the project is well-sited on the property. The new retaining wall will be set back 105'-10" from the western property line, 22'-8" from the north property line, and significantly further from the residential buildings below. The wall crypts and columbaria at its closest point will be approximately 50 feet from the north property line, also significantly further from residential buildings.
- The proposed landscaped area between the new retaining wall and northern property line is well integrated into the project and will enhance the appearance of the development. The displaced nine Coast Live Oak trees will be replaced at a 2:1 ratio with a 24-inch box size species selected from a combination of City of Glendale Protected Trees to blend the project into the hillside.

Mass and Scale:

- The overall architectural concept of the wall crypts, columbaria and retaining wall is consistent with the existing buildings, wall crypts and retaining walls within the cemetery.
- The wall crypts and columbaria will be set into the up sloping topography parallel to Cathedral Drive diminishing the visual impact from adjacent properties.
- The retaining wall is articulated with breaks to reduce visual mass. It will be at the portion of the project that is most visible from the streets and properties below.

Design and Detailing:

- The wall crypts, columbaria and retaining wall will be constructed with smooth finished concrete and painted with beige tones to blend into the hillside. Additional finishes will include precast concrete balusters, granite stone and cast stone, and white marble stone for proposed sarcophagi.
- Concrete walkways are provided to and within the garden for access.
- The new structure will be in keeping with other above-grade cemetery structures and will be less visually obtrusive than many of them as seen from nearby streets and properties.

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not 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.

DRB Staff Member Dennis Joe