

## City of Glendale Community Development Department Planning Division

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# DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 13, 2017	DRB Case No.	PDR 1704989		
	Address	1443 Idlewood Road		
	Applicant	Aurthur Israelian		

**PROPOSAL:** Demolition of the existing one-story, 1,754 square-foot single-family house and construction of a new 2,348 square-foot, one-story single-family house with an attached 504 square-foot garage on a 7,858 square-foot lot.

#### **DESIGN REVIEW**

<b>Board Member</b>	Motion	Second	Yes	No	Absent	Abstain
Charchian	X		Х			- OLC - INC.
Benlian		X	Х			
Malekian			Х			
Simonian			Х			
Totals		4	0			
DRB Decision	Approved with conditions					

#### Conditions:

- 1. Modify the front entry to be a single door with side lights and of a style compatible with the overall architectural style.
- 2. Simplify the roof form to reduce the overall height and eliminate the raised roof line at the rear of the garage.
- 3. Reduce the eave overhang to be more compatible with the architectural style.
- 4. Provide higher quality windows, such as fiberglass or aluminum-clad wood with a darker finish color than the proposed off-white.
- 5. Revise garage design to stagger the planes of the proposed doors to help break up the massing in this area.
- 6. Provide exposed rafter tails at the roof eaves instead of the proposed boxed eaves.
- 7. Provide two-piece clay tile at the roof instead of the proposed s-tile and revise the color palette to provide a more traditional appearance.
- 8. Revise the design of the projecting bays at the front and side facades to be more compatible with the style of the proposed house.
- 9. Retain the existing camphor tree near the driveway; modify the driveway design if necessary to maintain the tree.

### **Analysis**

**Site Planning:** The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The new building footprint will be similar to the original one-story house and consistent with the neighborhood pattern.
- The front setback of 25 feet is similar to and closely aligned with adjacent homes located on either side of the subject property and is within the neighborhood average of 24 feet.

- The new house will be set back six feet from the north and south property lines, providing appropriate distances from adjacent properties as required by the Zoning Code and recommended by the Design Guidelines.
- The project proposes an attached two-car garage at the front consistent with the original garage location, and consistent with the general neighborhood pattern.
- New landscaping and walkways are proposed throughout and complement the overall design as recommended in the Design Guidelines. A new swimming pool with jacuzzi is proposed at the rear of the property.
- The existing driveway will remain.
- The existing five foot high perimeter block wall will remain and may be painted to complement the house as suggested by the Design Guidelines.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The overall scale and proportions of the project are consistent with the original house and relate well to other homes in the neighborhood.
- Similar to the original house and the majority of homes on the street and immediate block, the new house will be one-story in height,
- The overall height of the building will be 19'-4. The roof plan should be simplified in order to reduce the overall height and eliminate the raised roof line at the rear of the garage.
- The facades are appropriately articulated through setbacks at the front and sides, the use of fenestration, architectural details including stone cladding at the base of the house.

**Building Design and Detailing:** The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The proposed smooth, stucco finish and "French Vanilla" color is appropriate and complements the neighborhood's warm neutral color palette.
- The use of mission tile is appropriate to the house given its style appearing as a contemporary interpretation of Spanish architecture.
- Overall, the use of color, material and stone cladding at the base of the house are appropriate to the style with the exception of the front entry door.
- As proposed, the iron front entry door and details are too heavy and ornate given the style of the house.
  Therefore, modify the front entry to be a single door with side lights and of a style compatible with the overall architectural style.
- Reduce the eave overhang to be more compatible with the architectural style.
- Revise vinyl windows to be a darker color in lieu of the off-white color proposed or provide fiberglass window frames.

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, Senior Planner