



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 11, 2018 **DRB Case No.** PDR 1724661
Address 415 East Mountain Ave.
Applicant Garo Nazarian

Project Summary: To construct a new two-story, 3,717 square-foot single-family residence and a detached three-car garage on a 9,604 square-foot lot in the R1R, District II zone. The existing 2,049 square-foot, two-story, single-family residence (built in 1941, with significant additions built in 1982) and detached garage will be demolished as a result of the project.

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian	X		X			
Charchian			X			
Malekian		X	X			
Simonian			X			
Total			4	0	1	0

DRB Decision: Approve with conditions.

Conditions:

Conditions

1. Reduce the width of the stair tower, or change its shape, to allow the second floor bonus room to be set back further from the street-front setback.
2. Provide a detail depicting the interface between the revised tower and the adjacent portions of the first-floor roof.
3. Modify or relocate the second floor balcony such that it will be less intrusive to the western neighbor. The west wall and landscaping adjacent to the balcony shall remain to further buffer this area of the subject site with the neighbor to the west.
4. Provide a hipped roof over the living room volume.
5. All muntin grids shall be at the exterior face of the window (simulated divided light). Provide new vertical section that depicts this detail and include on the window schedule.
6. Eliminate the stone veneer on the residence.
7. Field finished foam moldings shall not be used. Provide cut sheet depicting profiles and elevations of moldings for staff review and approval.
8. Entry staircase in the front yard shall remain in its present configuration.
9. The facades of the detached garage and residence shall be consistent.

Analysis:

Site Planning:

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

- The proposed residence is located at the prevailing setback of this block of homes located on the north side of East Mountain Street.
- The garage remains in its present location, consistent with the prevailing pattern in the neighborhood.

Mass and Scale:

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

- The design of the residence follows the slope of the site adjacent to Mountain Street and follows the prevailing setback of the street.
- The stair tower is conditioned to be reduced in size; thereby allow further street-front stepback for the second floor bonus room.
- The roof form at the front elevation provides awkward transitions and should be redesigned to create a more cohesive appearance.

Design and Detailing:

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

- The fiberglass windows are appropriate to the design. A condition ensures that all muntin grids are at the exterior face of the window.
- As conditioned, the stone veneer shall be eliminated as it is not appropriate to the Mediterranean design of the residence.
- As conditioned, the facades of the detached garage and the main house should match and no screed lines (as currently proposed) will be on the detached garage.

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

Roger Kiesel

Staff Member

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer 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.