



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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**DESIGN REVIEW BOARD
RECORD OF DECISION**

Meeting Date January 24, 2019 **DRB Case No.** PDR1802928-B
Address 2651 N. Verdugo Road
Applicant Artem Golestian

Project Summary:

The applicant is proposing to construct a new, two-story, 2,683 square-foot single-family residence with an attached, 394 square-foot, one-car garage and a detached, 491 square-foot, two-car garage on a vacant 11,920 square-foot lot, located in the R1 (FAR District I) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Malekian					X	
Simonian		X	X			
Totals			3	0	1	
DRB Decision	Approved with Conditions					

Conditions:

1. That the wing walls and roof covers supported by the wing walls that are located at the southern and northern ends of the building are to be significantly reduced and should not extend no more than ten-feet in either direction.
2. That the height of the chimney is to be reduced so that it is equal to or lower than the two story volumes and more in keeping with a residential scale.
3. That the chimney shall have a non-reflective, matte finish or cladding material of a color that is harmonious with those of the overall project, subject to staff review and approval.
4. That the proposed landscaping is to meet the City's current drought tolerance requirements. If the landscaping does not, staff will work with the applicant to develop an appropriate alternative.

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 unusual site shape leads to a rather unusual site plan. The project conforms to all setback and zoning requirements, however, making the plan appropriate in terms of avoiding negative impacts to nearby properties.
- While the proposed single-family dwelling is configured with a six-foot street side setback along North Verdugo Road, the existing edge of pavement from the street is offset approximately eight-feet at its closest point from the subject lot's street side property line providing the appearance of a larger setback.
- The proposed landscaping along the North Verdugo frontage will provide an appropriate buffer between the house and the street and complement the mid-century modern influenced design.

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 uniquely shaped lot and neighborhood context allow the linear nature of the design and the larger-than-average floor area to be appropriate.
- The scale is well modulated between the one and two story portions of the house. The chimney, however, is too tall and a condition recommended to reduce its height.
- The roof design and proportions are consistent with the contemporary design of the building and appropriate to the neighborhood.
- The planters and landscaping at the north end of the house help screen garage at this location and reduce the apparent length of the street façade.

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 proposed dwelling is designed in a contemporary style that is appropriate for the unusual site and surrounding context. The project site fronts a minor arterial street, which is comprised of mid-century, multi-family dwelling buildings to the south and modified Minimal Traditional single-family dwellings to the north and the new design will be appropriate in this context.
- The proposed architectural detail, design elements, and materials re-enforces the project's design. The building will be finished with smooth and textured shotcrete, white metal fascia and white metal screen walls.

DRB Staff Member Dennis Joe

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.