



CITY OF GLENDALE, CALIFORNIA  
COMMUNITY DEVELOPMENT DEPARTMENT  
Director of Community Development

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## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 29, 2012 DRB Case No. 2-PDR 2011-055-A  
Address 1899 Starvale Road  
Applicant Sako Marcoosi

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	X		X			
Keuroghelian		X	X			
Malekian					X	
Sakai			X			
Zarifian					X	
Totals			3			
<b>DRB Decision</b>	Approve with Conditions					

### Conditions:

1. Provide a low plant material adjacent to the living area and eliminate the proposed larger/taller plants for ones lower in height. Remove the proposed S1 shown on the landscape plan, and fill in with S3 or A1 or a combination of S3 and A1.
2. Provide darker finish for the metal finish on canopies and window systems, such as a gunmetal grey. The proposed metal color is too light.
3. Use warmer colors. Colors should be warmer tones and the color palette should be different than, yet complimentary to, the 1897 Starvale house.
4. To provide privacy to the down-slope neighbor, at the deck to the west, flip pool to the south and sunken fire pit to the north and remove the cantilever. Provide a shrub to at least 5 feet in height away from the edge of the patio that would grow to the height of the patio slab and provide a screen from the vantage point at the edge of the patio. Eliminate the T2 shown on the landscape plan and instead, provide shrub material that grows to the height of the slab or use T2 in 5 gallon size for broader area planting.
5. To protect privacy to the neighbor to the north, modify the windows in Bedroom 2 to become clerestory windows and the large window in the gym to be obscure or frosted glass. Also, pull back the deck on the garage (outside bedroom number 2) and provide potted plants above the garage. Maintain the railing shown and provide a separate railing at the edge of the deck, flipping the door and window to provide access OR extend the north wing wall to the edge of the walkable deck.

6. Eliminate lighting in the eaves and provide only landscape and accent building lighting.

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 Christopher E. Baxter (Stephanie Reich)