



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

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## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 12, 2012 DRB Case No. 2-PDR 2011-027-A  
 Address 2024 Bel Aire Drive  
 Applicant AMAK Group, Inc.

### 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>		Return for Redesign				

### Conditions and Considerations:

1. Choose a design direction or style for the house, and follow through with materials and details.
2. If the S-tile roof remains, the house should reflect more of a Spanish style. If the house is a Spanish style can be used. Design and detailing should include, for example:
  - o Windows have to be changed to be recessed with wood or plaster surround and wood sill;
  - o The porch supports should be heavier with heavy timber elements. The porch may become larger with appropriate wood details;
  - o Consider removing the siding and providing a plaster finish; and
  - o Proposed band between the basement and first floor could be removed.
3. If the S-tile is removed and replaced with a composition shingle or concrete tile, a Minimal Traditional style can be used. Design and detailing should include, for example:
  - o The windows may remain, with the windows that are poorly constructed replaced, and the window at the west elevation made larger to provide the correct proportion;
  - o Provide wood trim around the windows;
  - o If the white vinyl windows are to remain, provide some white trim at the roof for example so the white does not look out of place;
  - o Proposed band could be wood rather than stucco;
  - o End all siding into corners and/or appropriate locations; and
  - o Doors should be simplified to match the style of the house.

4. Provide a landscape plan that complements the chosen design.
5. Regardless of the project style the following conditions should be met:
  - Submit cut-sheets and construction details for the entry door and railings, windows and balcony doors for staff's review.
  - Add foundation planting around the house as a screening technique for the basement, particularly the sides visible to Spazier Street.
  - Change the garage door color from white to Mahogany.
  - Remove new non-permeable concrete paving around the house and replace with drought-tolerant plants and permeable surface materials. Permeable grout or sand materials should also be used for the entry walkway and any new patio areas. All plants shall be selected from the City's [bewaterwise.com](http://www.bewaterwise.com) plant list or shall be approved by the Glendale Water and Power Department if not on the list.
  - Remove the wood fence installed on top of the block boundary wall in the Spazier Avenue side-street setback area.
  - End all siding into the corners and/or appropriate locations.

***All drawings should be verified to be correct and coordinated.***

DRB Staff Member

Christopher E. Baxter (Vilia Zemaitaitis)