



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	January 10, 2019	DRB Case No.	PDR1709694-C
		Address	910 Laird Drive
		Applicant	Elizabeth Herron

Project Summary:

The applicant is proposing to construct a new three-story, 3,275 square-foot single family residence and an attached 2-car garage on a vacant 81,296 square foot hillside lot zoned R1R, Floor Area Ratio District II. The lot features an average current slope of 54 percent and the project involves a total of 1,450 cubic yards of grading (including previous unpermitted grading). The house is designed in a Spanish architectural style.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Malekian	X		X			
Simonian					X (recused)	
Totals			3	0		
DRB Decision		Deny				

Findings for Denial:

1. The overall site conditions and grading have not been appropriately addressed in the drawings.
2. The house is in the correct location, but is placed too high on the site. The massing would be improved if it were at a lower elevation.
3. The size of the house is inappropriate for the neighborhood and should be further reduced in square footage.
4. The design and detailing, particularly of the windows, are inconsistent.
5. The drawings do not contain enough information about the grading and landscape treatments of the previously-graded area to the northeast of the proposed garage.

Appeals:

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.47, any person affected by the above decision has the right to appeal said decision to the City Council. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Service Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **January 25, 2019**.

Staff Member Kathy Duarte