glendale
california

City of Glendale
Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date	October 10, 2013	**DRB Case No.**		PDR 1310501
		Address		430 Pioneer Drive
		Applicant		John Barankonski

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian			X			
Malekian	X		X			
Sarkisian		X	X			
Simonian					X	
Totals			3	0	1	
DRB Decision	Approve with Conditions and a Consideration					

Conditions:

1. Redesign the porch and stair railings to provide a low walls topped by open railings at these locations.
2. Provide more variety of window opening sizes at second floor bedrooms on the east and west elevations to create more interesting façade rhythms.
3. The entry doors shall be redesigned to be more consistent with the overall style of the building, possibly including a rectangular glazed opening across the top or at the side.
4. Remove the sliding glass door in unit #105 that opens directly into the common open space to eliminate any potential confusion that the space is intended for use by all building occupants.
5. Identify trash and recycling collection areas in the garage.
6. Remove the sheet metal fascia at each notch in the east and west facades, allowing the lower parapets in these areas to alternate between the higher metal-clad roofs.
7. Increase the amount of siding at the second floor of the east elevations so that the cladding covers the entire wall surface of the recessed wall areas.
8. Ensure that proposed sloped roofs will screen the HVAC units behind them; reduce floor-to-ceiling heights if this cannot be achieved so that flat-roofed area can be lowered.

Considerations:

1. Consider using a muted tone of red or a different color for the standing seam metal roof so that it is more consistent with the overall color palette.

Analysis

Site Planning: *The proposed townhouse will be centrally located on the lot and meets all setback requirements. The site planning of the building is consistent with other development in the neighborhood and respects the rhythm of the streetscape.*

Mass and Scale: *The proposed 2-story building is consistent to other 2-story buildings nearby and fits within the context of the neighborhood. The project sensible mass and scale is achieved through a variety of methods, including modulating the building exterior, placing the second floor away from the first floor, the use of various materials and colors, and a low pitch roof design.*

Building Design and Details: *The proposed project reflects a contemporary design, which is appropriate in this neighborhood of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use a variety of finish materials, including standing seam metal roof, Hardi-Plank siding, and stucco. With the exception of the red metal roof, the colors are neutral and complementary. Similarly, the clean and simple lines of the building also support the overall design concept. These materials and colors are appropriate within a neighborhood that consists of an eclectic mix of styles.*

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   Rathar Duong