



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: March 14, 2013

DRB Case No. 1-PDR 1237023-A

Address: 1521 Greenbriar Road

Applicant: Jaehee Ghanati

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman		x	x			
Ellis			x			
Palmer	x		x			
Insua			x			
Simonian					x	
Totals			4		1	
DRB Decision		Approved with conditions				

Conditions:

1. Provide new windows at all openings in existing house and new addition. New windows shall have nail-in frames and a muted or earthtone color. Vinyl windows are acceptable, but the applicant should consider employing fiberglass windows.
2. All new windows shall have clear glass with no grid pattern, as proposed.
3. The panel design of the garage doors should be simplified further and the glazed opening shall remain plain. The color of the garage doors shall be muted or earthtone.
4. The garage doors shall not have a carriage house design (as shown in the perspective) due to the contemporary appearance of the house, but be more like they are depicted on the north elevation.
5. The proposed concrete roofing tile shall be installed for the new addition and the existing portion of the house.
6. The bay window located at the rear of the house shall be included in the scope of work.
7. The landscape plan shall be revised to include only drought tolerant and/or California-friendly plants. As such, the date palm trees and others shall be removed from the plant list.

Site Planning: *The proposed addition will be added to the front of the existing residence. This area is sensible as it will capture some of the under-utilized outdoor space. The addition will bring the house closer to the street, but will be consistent with adjoining properties.*

Mass and Scale: *The proposal is a one-story addition to an existing one-story residence. Although the addition to the front will bring the house closer to the street, the new mass has been appropriately addressed by incorporating similar proportion, roof design, fenestration, and modulation as the existing house. All of these techniques help the project achieve a sensible mass and retain the rhythm and character of the existing neighborhood.*

Building Design and Details: *The proposed materials and finishes are high quality and appropriate in expressing the contemporary interpretation of the Ranch style. The combination of materials, recommended colors, and textures supports the style and maintain consistency with other homes in the neighborhood.*



For DRB approvals:

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will not be stamped over the counter without an appointment.**

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 Department plan check. Prior to Building Department 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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

For Return for Redesign records of decision:

All resubmittals require a new DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DRB Staff Member:

Rathar Duong