



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 12, 2013

DRB Case No. PDR 1316264

Address 2503 Alanjay Place

Applicant Ani Barsegyan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian			X			
Malekian	X		X			
Sarkisian		X	X			
Simonian			X			
Totals						
DRB Decision		APPROVED with conditions 4 - 0				

Conditions:

Conditions:

1. Extend roof at jog in the east façade to allow the fascia to align with the height of the adjacent fascia at the garage roof. If structurally necessary, introduce a column similar to those at the front façade.
2. All new stucco will match the texture of the existing stucco.
3. The door adjacent to the garage at the front façade will be paneled and have a smaller glazed area.

Considerations:

1. Increase the size of the dormers at the rear-facing roof of the addition.
2. Raise sill height of second-floor window at the rear façade to avoid conflict with roof below. Alternatively, revise design of lower roof to allow for the proposed window height.
3. Consider painting the new front door red to match the existing condition.

Analysis:

Site Planning: *The proposed house addition will be built to one side and the rear of the existing house. The site design is appropriate due to the unique lot shape and is consistent with the site design of the other unique lots located to the east and north of the subject parcel.*

Mass and Scale: *The proposed 1-story addition will be built to the east side of the existing house. As such, the north elevation will not be visible. The south elevation is the most visible. The articulation, fenestration pattern, helps reduce the appearance of mass and scale.*

Building Design and Detailing: *The proposed addition will be in keeping with the existing Ranch Style house. In addition, the proposed colors and materials will be high quality and will match the house*

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

Bradley Collin