City of Glendale Community Development Planning & Neighborhood Services

633 E. Broadway, Room 103 Glendale, CA 91206-4386 Tel 818.548.2140 Tel 818.548.2115 Fax 818.240.0392 ci.glendale.ca.us

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	August 22, 2013	DRB Case No.	PDR 1309014-A	
		Address	3400 N. Verdugo Rd	
		Applicant	Nareg Khodadadi	_

## Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					х	
Mardian	Х		Х			
Malekian						Х
Sarkisian		х	Х			
Simonian			Х			
Totals			3	0		
DDD Decision	A	with Cond		U		

Approve with Conditions DRB Decision

## Conditions:

- 1. Introduce a different material (e.g. stone) or a darker color for the planter wall along the Verdugo Road elevation.
- 2. Provide another tree along the Verdugo Road façade in front of the windowless portion of the wall to soften the appearance of this area.
- 3. Skim coat all existing stucco surfaces so that all new and existing stucco will have a uniform and consistent appearance.

## **Analysis**

Site Planning: The addition and garage expansion will not greatly alter the existing site plan. The existing residence is located in the middle of the lot, while the detached garage is situated at the northeast corner of the property. The locations of the proposed addition and garage expansion are effective in providing the necessary indoor and outdoor living spaces. The proposal will minimally change the existing site planning and make appropriate use of the available areas of the lot.

Mass and Scale: The existing building projects a low horizontal appearance due to its one story volume and the proposed addition will help maintain this mass and scale. The project employs other design techniques that contribute to a sensible mass despite an enlarged building footprint. These techniques include modulating the building facades, utilization of large windows and glass doors, as well as appropriateness in the overall fenestration pattern. The low-lying appearance of the residence also makes its mass and scale appropriate.

**Building Design and Details:** The contemporary design is appropriate within a neighborhood that consists of an eclectic mix of architectural styles. The proposal features a low-lying hip roof design covered in dark composition shingle roof, stucco exterior, and fiberglass sliding and hung windows. Both entry and garage doors are made of glass. The new fence and gates will be constructed of darkly stained or painted wood and stucco. These materials are of high quality and are reflective of materials found on other homes in the neighborhood of similar style. The overall design and detailing reinforce the contemporary design of the residence.

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