



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: September 27, 2012

DRB Case No. 2-PDR 1202155-A

Address: 1186 Old Phillips Rd.

Applicant: Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian		X	X			
Geragos	X		X			
Malekian			X			
Sakai					X	
Zarifian					X	
Totals			3	0	2	

DRB Decision Approved with condition and considerations

Condition:

1. Specify white fiberglass windows on the plans so that they will blend-in with existing vinyl windows to be retained but can be painted to match future replacements for the existing vinyl windows.

Considerations:

1. Replace any landscaping damaged during construction prior to final building permit sign-off.
2. Attempt to reduce the scale of the new side porch/bathroom, possibly through integration with the existing flat roofed patio cover at the rear of the house.

Site Planning: The proposed site planning, lot coverage, landscaping, parking and privacy appear consistent with the existing house, with the homes in the neighborhood and with the Design Guidelines.

Mass and Scale: The proposed remodel appears to increase the massing somewhat but the addition appears consistent with the overall house design. The addition above the garage will be nearly 100 feet from the house to the north and is not directed towards the public street. The overall height, setback and floor area ratio appears consistent with the majority of homes in the neighborhood and with the intent of the Design Guidelines.

Building Design and Details: The materials presented are simple and appropriate to the proposed design. Recommend the color of the windows be reconsidered to better complement the building design.

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:

Jeff Hamilton