



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date: June 21, 2012

DRB Case No. 2-PDR 1205895-A

Address: 900 N. Everett Street

Applicant: Daphne Abergel

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian		x	x			
Geragos					x	
Malekian	x		x			
Sakai			x			
Zarifian					x	
Totals			3	0	2	
DRB Decision	Approved with Conditions					

Condition(s):

1. Window(s) shall be added to the east elevation (rear) so that it will be more consistent with the other elevations.
2. New windows shall be installed recessed from the face of the wall. Wood sills shall be provided to match the existing windows. All new windows shall not have grid pattern to match the existing windows.

Site Planning: The 1-story addition is appropriately located given the shape of the irregular lot and the location of the existing residence and detached garage. The bulk of the new floor area will be placed close to the north property line and behind the existing residence, as seen from Everett Street. This location minimizes the impact of the new addition on the existing streetscape.

Mass and Scale: The proposed 1-story addition addresses the mass and scale by modulating the wall along the north elevation and placing the new floor area far from the south property line (street side). As such, the streetscape along Glenoaks Boulevard does not appear to be affected by the new building volume. The hipped roof design also help the perceived building's mass appear shorter. The fenestration pattern also appears appropriate in regards to window location and size. However, the east elevation (rear) could be made more consistent by incorporating additional windows(s) as conditioned.

Building Design and Details: The proposed addition will be designed to match the existing residence and consistent with the Minimal Traditional style, such as the hipped roof gable and exposed rafter tails. The materials include composition shingle, sand texture stucco, and vinyl windows. In general, the materials are of good quality.

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer 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 7-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.

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