



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 26, 2012

DRB Case No. 2-PDR 121187-A

Address 3553 Brookhill Street

Applicant Richard Diradourian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian			X			
Geragos		X	X			
Malekian			X			
Sakai	X		X			
Zarifian				X		
Totals			4	1		
DRB Decision	Approve with conditions.					

Conditions

1. Revise and simplify roof plan, especially at the front corner of the addition. The roof should start its pitch at plate height at the southwest corner of the house, similar to the recommendations by Boardmember Geragos.
2. Provide aluminum clad or fiberglass windows. Window grids (muntins) shall be consistent throughout.
3. Provide wood (or similar) sills and frames for the new windows.
4. Consider eliminating the dormer windows, or centering them over garage gable. If dormers remain, they should move down away from the roof ridge, and their proportion should be more horizontal.

Analysis:

- **Site Planning:** *The proposed site plan is well designed to minimize the impact of the newly proposed construction on the existing site configuration. The proposed addition is located at the side and front portion of the house facing the street, and is designed to maintain a considerable amount of front setback and backyard area. As conditioned, the proposed site plan fits well with the existing site conditions and within the neighborhood pattern.*
- **Mass and Scale:** *The proposed one-story addition to the existing one-story house appears to be sufficiently set back from the street and its impact is anticipated to be minimal. Roof forms, rooflines and roof design match the existing house and do not create an overly massive appearance. The angular walls and resulting roof lines on the west elevation appear to be awkward and could be reconsidered. However, it may be acceptable because it is set far back from the front property line and is screened by vegetation. Overall, the project massing is appropriate for the site, matches the existing house and fits well in the neighborhood.*

- **Design and Detailing:** *The proposed one-story addition matches the existing home in overall style, is well-crafted and provides consistency throughout. Good quality materials, colors and details are used in matching the existing house. However, staff recommends maintaining the existing wood windows on the front elevation and using block frame aluminum or fiberglass windows set within wood frames with wood sills for all new windows. As conditioned, the design and detailing of the proposal is appropriate.*

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

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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vilia Zemaitaitis (for Gevorg Nazarian) 