



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 1207234-A

Address 4712 New York Avenue

Applicant Neil Smith & Son

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian		X	X			
Geragos					X	
Malekian	X		X			
Sakai			X			
Zarifian					X	
Totals			3		2	
DRB Decision	Approve with conditions.					

Conditions

1. The addition should extend one to two feet closer towards New York Avenue to provide a break in the plane elevation and additional articulation of the west. The overhang should somehow add a treatment such as exposed rafters that represents holding up that overhang.
2. The window surrounds at the addition should match the surrounds of the existing house. Wood sills and flat wood casings would correspond with the existing window surround style.
3. Modifications such as changes to the garage door, front door, railing and porch shall be made to correspond to most recent rendering.
4. The siding and stucco colors shall match those seen in the last sketch-up drawing, and the trim to be a dark maroon or wood color.
5. Consideration: move the window on the east elevation closer to the ridge line.

***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 Stephanie Reich (for Dennis Joe)

