



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 29, 2012 DRB Case No. 2-PDRNRAF 1203371
 Address 4837 Boston Avenue
 Applicant Richard Diradourian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	x		x			
Keuroghelian		x	x			
Malekian			x			
Sakai			x			
Zarifian			x			
Total			5	0		

DRB Decision: Approved with Conditions.

1. Should landscaping be removed or damaged as a result of constructing the project new landscaping shall be planted with the intent of softening the appearance of the project from the adjacent street.
2. The proposed face brick shall match as closely as possible the appearance of the existing brick used on the residence.

Summary:

Overall, the site planning does not change significantly as a result of the project, is appropriate for the site and consistent with the neighborhood. New landscaping is required to be planted adjacent to the project if the existing landscaping is removed or damaged as a result of construction.

Overall, the mass and scale of the residence will not change significantly and is consistent with the neighborhood. While the addition and deck are closer to El Caminito Drive, height of the residence will not change and landscape buffering will reduce the appearance of mass in this area.

Overall, the design and detailing of the project adequately reflects the Ranch architectural style of the existing residence and is consistent with the materials used on the existing house. The proposed brick veneer will match as closely as possible to the brick used on the residence.

DRB Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.