glendale california

City of Glendale
Community Development Department
Planning Division

633 E. Broadway, Room 103
Glendale, CA 91206-4386
Tel (818) 548-2140 or (818) 548-2115
Fax (818) 240-0392 www.glendaleca.gov

DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date   June 8, 2017

DRB Case No.   PDR 1703934

Address   1970 Rangeview Drive

Applicant   Amir Kacem

PROPOSAL: The applicant is proposing to demolish the existing one-story 1,735 square-foot, single-family residence and the detached two-car garage (constructed in 1922 and altered in 1935), and to construct a new 3,270 square-foot, one-story single family residence with an attached 450 square-foot, two-car garage on a 12,735 square-foot lot located in the R1 (FAR District I) Zone.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	X		X			
Charchian		X	X			
Malekian			X			
Simonian					X	
Totals			3	0		
DRB Decision	Return for Redesign.					

Conditions

1. Adjust proposed front setback to be more in keeping with adjacent properties.
2. Provide more architectural details, particularly at the front façade and garage, to achieve more visual interest, a more consistent architectural style, and greater compatibility with the appearance of nearby houses.
3. Provide additional detailing at the windows, possibly through incorporation of appropriate exterior muntins grids.
4. Eliminate round volume at front façade and develop other means to articulate the volumes at the front of the house, including better engaging the front entry into the overall facade composition.
5. Deemphasize the presence of the garage, perhaps by lowering its roof and/or pushing it further back behind the plane of the main façade. Alternatively, propose a detached garage.
6. Study circular driveway to ensure any walkway addresses the grade change between the street and the house.
7. Consult with GWP to confirm any setback requirements from the power poles and lines near the rear property line.

DRB Staff Member   Aileen Babakhani, Planning Assistant