



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2013 **DRB Case No.** PDR 1316707-A
Address 1337 Oak Circle Drive
Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					X	
Mardian			X			
Malekian	X		X			
Sarkisian		X	X			
Simonian			X			
Totals			4	0		
DRB Decision		Approved with conditions and considerations				

Conditions:

1. Clearly identify the trash area location on the site plan.
2. Clearly identify mechanical equipment (HVAC) on the ground level and show this information on the site plan.
3. Revise the proportions of the front entry arch.
4. Consider widening the front entry steps and/or introducing a brick planter next to the steps.
5. Consider introducing window shutters on the garage window located on the west elevation.

Consideration:

1. Consider introducing interlocking pavers or other similar decorative material for the front walkway.

Analysis:

Site Planning: *The proposed project house addition is appropriate based on the location of the existing residence, garage and available open space on the site.*

Mass and Scale: *The overall mass and scale of the building will not significantly change. The addition to the house is modest and will adequately fit and relate to the existing site and floor plan. The existing front setback will remain and the overall building height will not significant change as a result of the addition and remodel. Overall, the project's mass and scale will be in keeping with the neighborhood.*

Building Design and Detailing: *The proposed materials for the house enhance and are compatible with the proposed design. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions.*

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 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. Prior to Building and Safety Division 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 and Safety 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.

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

DRB Staff Member

Milca Toledo