glendale california

City of Glendale
Community Development Department
Planning Division

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date May 24, 2018

DRB Case No. PDR 1802044

Address **1026 Bramford Drive**

Applicant Garo Nazarian

Project Summary: The applicant is proposing a 34 SF addition to the first floor and a 745 SF addition to the second floor and redesign of the front façade of an existing 3,982 square-foot, two-story, single family residence with an attached three-car garage on a 12,725 square-foot lot located in the R1R zone, Floor Area District III. The completed house will be a total of 4,761 square feet.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian			X			
Totals			4			
DRB Decision	Approve with conditions.					

Conditions:

1. Minimize the visibility of the deck railing by adding height to the roof form to better integrate the 2nd floor street-facing deck and improve proportions. This may require reducing the size of the deck. Detail the railing to be consistent with the overall existing style.
2. Match the roof eave detail at the new additions with the existing eave detail. Provide a photo of the existing and a construction detail for staff review and approval.
3. Provide a roof drainage plan and elevations showing locations of downspouts and gutters.
4. Ensure that all new windows visible from the street are recessed with sills/trim to match the existing and have external grids, and field-finish foam moldings should be used. Keystones depicted at the head of windows in the rendering should be eliminated. Provide details for staff review and approval.
5. Provide a cut sheet of the new garage doors for staff review and approval; the doors should be of a similar style and material as the existing.
6. Refine the detailing and scaling of the columns and fascia at the new side yard covered patio to be more appropriate to the scale and style of the existing house. Provide details for staff review and approval.

7. Select a lighter cream paint color that is more traditional for the design style. Garage doors to be similar in coloration and/or compatible with the overall building color.

Analysis:

Site Planning:
The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The street front setback will remain unchanged and the building footprint will remain in a similar configuration as existing. The new expanded front entryway adds mass, but will not bring the building closer to Bramford Drive because the building angles away from the street and the entry is on the side away from the street.
- No changes are proposed to the existing 3-car garage location and driveway. The current dimensions of the garage are in compliance with code standards for a 3-car garage.
- No new landscaping is proposed. The amount of existing landscaping on the lot is sufficient, in terms of code standards.

Mass and Scale:
The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Staff recommends a condition to reduce the height of the covered front entry to a one-story feature, and that both the front entry and the side yard patio cover are redesigned to have a compatible style in scale and proportion with the existing house.
- There will be no change in the overall existing building height of 23'-6".
- The new street-facing addition of 745 SF at the second floor is set back 13'-5" from the face of the garage where a balcony is proposed to maintain a one-story height to diminish the mass.
- The existing house has side-facing gables with a 4:12 pitch. The new second story addition roof maintains a 4:12 pitch and introduces descending height hipped roofs to reduce and visually diminish the mass and scale of the addition.
- At the garage, staff recommends a condition to increase the height of the roof and minimize visibility of the deck railing to better integrate the deck at the second floor.

Design and Detailing:
The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- For consistency of style and scale with the existing structure, a condition is recommended to redesign the front entryway and covered patio.
- For a cohesive building design, a condition is recommended that the roof eaves of the new additions match the existing.
- For consistency of style and proportions, a condition is recommended that key element detailing that introduces a conflicting style such as columns, fascia at covered porch, and guard railings at front deck be redesigned to be compatible with the proportions of the Mediterranean style of the existing house
- For compatibility of design, the new garage door should be of a similar style and material as the existing.
- A condition is recommended that windows visible from the street are recessed, have external grids, with sills and trim to match the existing. Field-finished foam moldings and the keystone detail should not be used.
- Cut sheets for all proposed light fixtures should be submitted for staff review and approval.

Staff Member Danny Manasserian

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.