

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 14, 2013 DRB Case No. PDR 1221683
 Address 3905 Rosemont Avenue
 Applicant Roger Layman

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian					X	
Sarkisian	X		X			
Simonian					X	
Palmer			X			
Totals						
DRB Decision		APPROVED with conditions 3 - 0				

Conditions:

1. All windows visible from the street shall be single or double-hung, block frame units recessed within the opening, and with a wood sill and frame, and no grids.
2. Reduce the height of the block wall facing Rosemont to be 18 inches or less or remove it entirely.
3. Provide staff with the tree report prepared by the City arborist regarding the condition and removal of the protected tree on the property.
4. Provide a landscape plan that includes proposed plantings at the front yard and parkway areas, including proposed irrigation at parkways.

Consideration:

1. Revise roof plan to simplify configuration of the central roof area.

Analysis:

Site Planning – *The project appears to preserve the overall existing site plan and meets the intent of the Design Guidelines in its overall site design and landscape design. The siting is similar to the surrounding development pattern. The proposed project is consistent with the North Glendale Community Plan.*

Mass and Scale – *Overall, the modest scale of the proposal appears appropriate for the neighborhood.*

Building Design and Detailing – Overall, this project appears to use simple quality materials that complement the simple design.

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

Bradley Collin