

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 26, 2014 DRB Case No. PDR 1400116
 Address 1214 Dorothy Drive
 Applicant Hamlet Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	x			
Malekian	x		x			
Simonian					x	
Palmer			x			
Totals			3	0	1	
DRB Decision	Approve with Conditions					

Conditions:

1. Lower the overall height of the building by reducing the first floor ceiling height by one foot and the second floor ceiling height by six inches.
2. Revise the roof design to incorporate a hipped roof design that covers the entire structure, thereby eliminating all flat roofed areas.
3. The sconces on the north elevation shall be removed.
4. All windows shall be installed recessed from the face of the wall and, if grids are proposed, the grid shall be on the exterior of the windows.
5. All windows shall have wood sills and trim.

Site Planning: *The proposed residence will be located towards the front of the lot, while the detached garage will be located at the rear-most portion of the lot. The placement of both buildings is consistent with the development pattern of older residences on the same street. The proposed site planning is consistent with the development pattern within this neighborhood.*

Mass and Scale: *The massing and scale of the proposed two-story building is sensible and achieved through various design techniques. These techniques include the placement of a smaller second floor volume on top of a larger ground floor volume and stepping it back from the first floor, modulating the exterior walls, and appropriate fenestration pattern.*

Building Design and Detailing: *The proposed residence is a two-story building designed in a neo-traditional style. Due to the eclectic mix of architectural styles in the neighborhood, the proposed design will be consistent with other homes. The house features a hipped and mansard roof design and will be clad in one-piece tile roof, smooth stucco, fiberglass windows, and cast stone cornice detail. These*

materials are high quality and consistent with the architectural style of the residence and the colors are harmonious with each other.

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

Rathar Duong