

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 11, 2014 DRB Case No. PDR 1404182
 Address 1631 Capistrano Avenue
 Applicant Vartan Jangozian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Mardian		X	X			
Malekian			X			
Simonian	X		X			
Palmer					X	
Total			4	0	1	1

DRB Decision: Approved with Conditions.

1. Redesign the wall and gates (at the front of house) to a more cohesive Spanish style by creating more transparency. Brick courses shall be removed from the wall replaced with stucco cap finish. The resulting wall shall be lower in height.
2. Redesign front landscaping to be more in line with drought tolerant plant recommendations and the Spanish style.
3. Reuse existing roof tile. Any additional new roof tile needed shall match the existing style and color.
4. Wood clad aluminum windows shall be installed throughout the house and recessed in the façade. Window details shall be submitted to staff for approval and shall match existing conditions.
5. Give additional thought to lighting, ornamental iron work and venting within the façade of the residence to be more in line with the Spanish style.
6. Plant mature vegetation in front of the wall.
7. Chimney cap designs shall all be consistent.
8. Gutter and downspouts shall be consistent with the Spanish style residence.

DRB Staff Member

Roger Kiesel

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.