

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 11, 2014

DRB Case No. PDR 1419472

Address 3154 Charing Cross Pl

Applicant Mike Geragos

Design Review

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

Conditions:

1. All sliding windows shall be replaced with casement, hung and awning/hopper windows so that they will be consistent with the Spanish Colonial Revival style.
2. Plastered sills shall be provided for the window openings on the east and west elevations to match all other openings.
3. The grid pattern shall be on the exterior and all patterns among the windows should match.
4. No foam plastered moldings should be used.
5. Reduce the height and size of the attic vents.
6. A smooth stucco finish should be used.
7. Incorporate exposed rafter tails in other locations of the roof to achieve a level of cohesiveness in architectural detailing, or eliminate them altogether.
8. Increase the size of the corbels at the front balcony.
9. Provide more year-round plants and select species that tie the landscaping into the project design.
10. Specify that proposed grass groundcover is drought tolerant and listed on the BeWaterWise.com website.
11. Clarify the placement of all trees on the final drawings.

Site Planning: *The 2nd story addition will be situated on top of the existing one-story house. As such, the proposal will not impact the existing site planning, lot coverage and landscape ratio. The existing site planning is consistent with the development pattern of other residences within the neighborhood.*

Mass and Scale: *The techniques used to address the massing and scale of the new second floor is generally successful on all elevations. The new second story is stepped from the first floor. Similarly, the*

appropriateness of the fenestration pattern helps balance the window-to-wall ratio and minimizes the excessive solid wall surfaces, which tend to make a building appear more massive.

Building Design and Details: *The existing Ranch style residence will be redesigned into a Spanish Colonial Revival style home. The house features a front and side-facing gable roof design covered in tile roof and finished in stucco. The front and rear elevations are most successful in their design and detailing. The new windows are all fiberglass and should be made consistent in terms of their style, operation, placement, pattern, and detailing of the sills. Other architectural details, such as the exposed rafter tails, decorative brackets and vents, arched and recessed entry door are consistent with the Spanish style architecture. However, inconsistencies concerning the windows should be modified as conditioned.*

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