

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 25, 2013

DRB Case No. 2-PDR-1300228-A

Address 1470 Valane Drive

Applicant Art Sookazian

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos			X			
Keuroghelian			X			
Malekian		X	X			
Sakai			X			
Zarifian	X		X			
Totals						
<b>DRB Decision</b>		<b>APPROVED 5 - 0</b>				

### Analysis and Summary:

**Site Planning:** The proposed house addition will utilize and expand on an existing building pad and will be built to one side of the existing house. The site design is appropriate due to the unique lot shape and is consistent with the site design of the other unique lots located to the east and north of the subject parcel.

**Mass and Scale:** The proposed 1-story addition will be built to the west side of the existing house. As such, the south elevation will not be visible. The north elevation is the most visible. The articulation, fenestration pattern, help reduce the appearance of mass and scale.

**Building Design and Detailing:** The proposed addition will be in keeping with the existing Ranch Style house. In addition, the proposed colors and materials will be high quality and will match the house

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