



DESIGN REVIEW BOARD RECORD OF DECISION

REVISED

Meeting Date June 27, 2013 DRB Case No. 2-PDR 1308322
 Address 1515 Orange Grove Avenue
 Applicant Levon Khandjian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos		X	X			
Keuroghelian					X	
Malekian	X		X			
Sakai					X	
Zarifian			X			
Totals			3		2	
DRB Decision	Approve with conditions.					

Conditions:

1. Incorporate mixture of shed and flat roofs to reduce overall massing and provide more architectural variety. Height of parapets at flat roofed areas to be no more than 2 feet above the ceiling plate.
2. Raise the pitch of the gabled roof at the east façade. Relocate the proposed window accordingly.
3. Introduce additional trees and/or taller plantings at the rear and side facades to provide screening for adjacent properties.
4. The driveway surface should be permeable.

Analysis:

Site Planning: The project appears to meet the intent of the Design Guidelines in its overall site design and landscape design. The siting is similar to the surrounding development pattern. Staff is recommending that the driveway surface be permeable to allow for proper storm water drainage.



Mass and Scale: Overall, the modest scale of the proposal appears appropriate for the neighborhood and relates with the surrounding neighborhood.

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
