



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 21, 2013 DRB Case No. PDR 1326710-A
 Address 2112 Maginn Drive
 Applicant Silvia Tchakmakjian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian		X	X			
Palmer			X			
Sarkissian					x	
Simonian			X			
Totals			4	0	1	
DRB Decision	Approved with conditions.					

Conditions:

1. Continue the Modern design to the windows and door at the east and west elevations.
2. Revise drawings to indicate that all roof drainage will be through internal downspouts.

Consideration:

1. Consider extending the eyebrow canopy above the entry door by one foot.

Analysis

Site Planning: There are no changes to the site planning.

Mass and Scale: As conditioned, the proposed façade, parapet roof and clerestory structure will modestly increase the appearance of the building's massing visible to the street; however, it will not increase the overall building height or block views.

Building Design and Detailing: As conditioned, the composition of the proposed design and its attention to colors, materials and finishes is internally consistent. The remodel will be compatible with the neighborhood and consistent with the Design Guidelines.

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 Chris Baxter, Planner