

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 24, 2013

DRB Case No. PDR 1310780

Address 2401 Bonita Drive

Applicant Marziano Zion

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer		X	x			
Mardian	X		x			
Malekian					x	
Sarkissian					x	
Simonian			x			
Totals			3	0	2	
DRB Decision		Approve with Conditions				

Conditions:

1. Clearly identify the trash area location on the site plan.
2. Clearly identify mechanical equipment (HVAC) on the ground level and show this information on the site plan.
3. The wood deck at the rear north side of the house must be set back a minimum of five feet from all abutting interior property lines.
4. Identify gutters, vents and downspouts on the elevations.
5. All new windows at addition will feature wood sash, sills, and frames, as well as true or simulated divided lights, and will match the existing wood windows.
6. The eave details will match the existing eaves.
7. An archway and gate, similar to the existing feature at the garden wall adjacent to the addition, will be incorporated into the new design.

Analysis

Site Planning: *The proposed addition and new deck will not greatly alter the existing site plan, and are appropriate based on the location of the existing residence, garage, and available open space on the subject site. The location of the proposed addition and new deck are effective in providing necessary indoor and outdoor living space and making appropriate use of the lot's available areas.*

Mass and Scale: *The proposed addition to the existing one-story single-family house is compatible with the scale of the surrounding buildings. In spite of an enlarged building footprint the proposal incorporates adequate design techniques that contribute to a sensible mass and are consistent with the existing characteristics of the home and the neighborhood.*

Building Design and Detailing: *The proposed materials for the house enhance and are compatible with the proposed design. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions.*

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

Vista Ezzati
