

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 25, 2013

DRB Case No. PDR 1307510-A

Address 3316 Santa Carlotta Street

Applicant Franco Noravian

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					x	
Mardian		x	x			
Malekian	x		x			
Sarkisian			x			
Simonian			x			
Totals			4	0		
<b>DRB Decision</b>		Approve with conditions and considerations				

### Conditions/Consideration:

1. On the second story, street-facing façade, switch the cladding material so that the larger gable area has siding and the smaller area has stucco.
2. Make the posts at the covered entry larger.
3. The bathroom windows shall have obscured glass to limit visibility onto adjoining neighbor.
4. Modify the side elevation of the garage (currently a shed roof) with a gable roof design.
5. Reduce the size of the rear balcony (e.g. incorporate a Juliette balcony) or eliminate it altogether.
6. The interrupted roof line on the 2<sup>nd</sup> floor of the east elevation shall be modified so that the roof is allowed to continue to create a balanced gable.
7. The white vinyl windows shall be replaced with an earth-tone or bronze colored vinyl windows.
8. Install wood casings around all window openings with width of the trim being proportional to the opening size.
9. Vinyl siding shall not be used.
10. Consider furring out the second floor volume directly over the garage so that the window is aligned with the garage door below.
11. Consider and reevaluate where additional siding material could be introduced to further the Craftsman design.

### Analysis

**Site Planning:** *The proposed residence will be centrally located on the lot and features a 2-car attached garage with direct access from the street. An open trellis patio is proposed at the rear, attached to the*

house. The rear and side yards will be enclosed by a new 6-foot high wood fence. The location of the new house is appropriate given the shape of the lot and its design.

**Mass and Scale:** The massing and scale of the proposed two-story building is sensible and achieved through various design techniques. These techniques include the placement of a smaller second floor volume on top of a larger ground floor volume and stepping it back from the first floor, modulating the exterior walls, and appropriate fenestration pattern.

**Building Design and Details:** The proposed residence is a two-story building with influences of the Craftsman and features a direct access garage, covered front porch, open trellis patio, and a balcony. This design is appropriate within this neighborhood and will add to the eclectic mix of architectural styles. The design and detailing are consistent with the architectural style. The house will be clad in a variety of materials including stucco, siding, and stone veneer, as well as a composition shingle roof. These materials are of acceptable quality and are reflective of materials found on other homes in the neighborhood.

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