

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 2, 2012 DRB Case No. 2-PDR 2011-062-A  
 Address 1742 El Rito Avenue  
 Applicant Jamie Mencia

**Design Review**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian					X	
Geragos				X		
Malekian	X		X			
Sakai		X	X			
Zarifian			X			
Totals			3	1		
<b>DRB Decision</b>	Approve with conditions and considerations					

**Conditions:**

1. Align front canopy and entry with the second floor window.
2. Turn the pitch of the closet (at the front) 90 degrees to connect to the existing portion of the house
3. The front entry should have more emphasis. Consider bringing the front door out with some sort of frame to extend beyond the face of the building (a minimum of 6".)
4. Provide Landscape plan prior to issuance of building permits. Landscaping should be a contemporary design that complements the addition, as shown in the presentation
5. Pruning of the Sycamore tree shall be preformed or monitored by an International Society of Arboriculture certified arborist.

**Considerations:**

- A. Remove paneling around the front entry corner to align with the canopy. The material of that area should be sheet metal, or concrete.
- B. Consider extending the second floor out at the rear for a cantilever of 12- 24 inches to differentiate from existing building.

\*Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building Department plan check. Prior to Building Department 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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Gevorg Nazaryan