

DESIGN REVIEW BOARD RECORD OF DECISION (Page 1 of 2)

Meeting Date July 7, 2011 DRB Case No. 2-PDR 2011-019 A (Consideration)
 Address 618 Palm Drive
 Applicant Art Barsegian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian					X	
Geragos				X		
Malekian			X			
Sakai		X	X			
Zarifian	X		X			
Totals			3	1	1	0
DRB Decision		Approved with conditions and a consideration				

Conditions

1. Trim and sill details on all windows, with the exception of window number 1, should be provided around the house and should be matched on the new accessory structure.
2. Window details should be comprised of bull-nosed trim on head and jambs, one inch minimum in depth. Wood sills shall be provided for all windows throughout the entire house and new accessory structure, and shall be extended to the plywood and not applied to the stucco. Foam can be used on all headers and jambs.
3. Consider, if possible, providing exterior grids for the windows by either replacing the existing glazing, or providing new glazing with external grids.

Analysis

- **Site Planning:** The proposed site planning will minimally be affected by the new addition with a condition and consideration for drought-tolerant landscaping to improve the green space areas around the new accessory building and in the front yard.
- **Mass and Scale:** The proposed accessory building is designed to match the existing house in terms of mass and scale. The roof forms and rooflines match the existing house and are carried throughout for consistency. The guest house and garage are separately articulated providing a simple yet interesting form.
- **Design and Detailing:** The proposed accessory building and existing house will be compatible with the homes in the neighborhood with conditions and a consideration to address the windows, awning or related architectural details, and pedestrian door.

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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 Christopher E. Baxter

