

DESIGN REVIEW BOARD RECORD OF DECISION

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Meeting Date August 18, 2011 DRB Case No. 2-PDR-2011-032-A

Address 1557 Sheridan Road

Applicant Myung Chung

Design Review

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--|-----|----|--------|---------|
| Boladian | | | | | x | |
| Geragos | x | | x | | | |
| Malekian | | | x | | | |
| Sakai | | | x | | | |
| Zarifian | | x | x | | | |
| Totals | | | 4 | 0 | 1 | 0 |
| DRB Decision | | Approved with condition and a consideration | | | | |

Conditions

1. Double-hung windows on the south side of the house shall be either slider or casement windows.
2. Double-hung windows on the north side of the house may be double-hung, slider or casement windows.

Analysis

Site Planning - *The site planning appears consistent with the majority of homes in the neighborhood and with the Design Guidelines.*

Mass and Scale – *The proposal's sensitivity to mass and scale will be consistent with the existing house and compatible with the low-profile one-story neighboring homes.*

Building Design and Detailing – *The proposed design and detailing is comprised of good quality materials, colors and details and appears internally consistent with the existing Ranch-style architecture with a condition that double-hung windows be either sliders or casements on the south side of the house and a consideration to allow double-hung, slider and casement windows on the north side. As conditioned, the proposal appears to complement the neighborhood and will be consistent with the intent of the Design Guidelines.*

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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