

DESIGN REVIEW BOARD RECORD OF DECISION

(Page 1 of 2)

Meeting Date July 7, 2011 DRB Case No. 2-PDR-2011-027-A

Address 3115 Sycamore Avenue

Applicant Franco Noravian

Design Review

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

Conditions

1. That the new windows shall be block-frame installation with sills and no internal muntins.
2. Consider new windows in the bedroom be lowered to match the sill height of the living room.

Analysis

Site Planning - *The proposed house's floor area addition was located with consideration to the numerous oak trees on and near the site. The properties within this neighborhood are known for their numerous oak and sycamore trees. The proposal's sensitive site planning will be consistent with the neighboring properties and with the intent of 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 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. The proposal appears to be consistent with the neighborhood architecture and will be consistent with the intent of the Design Guidelines.*

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(Page 2 of 2)**

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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