

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** August 25, 2011                      **DRB Case No.** 1-PDR 2011-022-A  
**Address** 3456 Santa Carlotta Street  
**Applicant** Shawn Rabbani

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis					X	
Insua	X		X			
Palmer		X	X			
Simonian				X		
Yoo					X	
Totals			2	1		
<b>DRB Decision</b>	<b>Approve with conditions</b>					

### Conditions:

1. The windows at the addition should be block frame installation with wood sills and surrounds.
  2. The windows at the addition should have external muntins to match the existing window pattern and complement the original home.
  3. The existing wood windows with wooden sills and surrounds at the existing portions of the home shall remain.
  4. As a consideration, windows at the ground level addition along the western and southern elevation should be raised higher to avoid weathering issues.
- **Site Planning:** Overall, the location of the addition is appropriate, compatible to the project site, and well-suited to the neighborhood context. Since the addition will be located at the rear, the site planning as seen from Santa Carlotta Street will not be affected.
  - **Mass and Scale:** The mass and scale of the project appear to sufficiently relate well to the surrounding neighborhood. The addition will be located at the rear and at an area of the lot that has a lower grade than the front portions of the existing home. To further reduce bulk appearance along this elevation, staff suggests the applicant should recess the addition a minimum one-foot away from the east property line.
  - **Building Design and Details:** Overall, the proposed addition is well-designed and appears to be harmonious with the neighborhood. The proposed detailing and textures appear to be appropriate for the design of the home and the neighborhood. While details for the windows at the addition have not been provided, staff recommends

the windows to have a block frame placement with wood sills and surrounds, and external muntins to match the existing windows.

**\*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 Division.

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

DRB Staff Member          Dennis Joe  
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