

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 23, 2014 DRB Case No. PDR 1301257
 Address 2226 Risa Drive
 Applicant William Steimke

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	x			
Malekian					x	
Palmer	x		x			
Sarkissian			x			
Simonian			x			
Totals			4	0	1	

DRB Decision: Approve with Conditions.

1. Set back second-floor façade above garage by 2 feet to increase the size of the porch and improve the articulation of the massing.
2. Provide reveal or trim at junction between siding and stucco to allow for a smooth transition between the materials.
3. All windows to be constructed of fiberglass.
4. Recess all second floor windows into the wall and introduce sills at these openings. Eliminate trim at the sides and head of these windows.
5. Indicate locations of all gutters and downspouts for staff review and approval.
6. Add decorative corbels or beams at the rear cantilever to provide a sense of visual support.
7. All stucco and siding will have a smooth finish.
8. Eliminate the two bedroom windows at the north façade of the second floor, or raise their sill heights, to provide greater sense of privacy for the adjacent property.
9. Reduce size of laundry room window at the north façade of the second floor to match the size of the adjacent bathroom window.

10. Revise all elevation and plan drawings to include keyed notes indicating all materials, textures, and colors.

Overall, the site planning of the project is sensitive to the site and consistent with the neighborhood. The house will be sited in the front half of the lot, similar to the majority of other area homes, to minimize terrain alteration. Proposed landscaping is drought tolerant and the rear yard, where the majority of existing oak trees are located, will remain in its natural state.

Overall, the mass and scale of the project is appropriate for the site and neighborhood. The setbacks of the proposed residence are consistent with other homes in the area. The modest size of the home complements the neighborhood, which consists of other well-kept homes of similar size.

Overall, the project is internally consistent and references the prominent Ranch style of the neighborhood with its simple design and use of siding.

DRB Staff Member

A handwritten signature in blue ink, appearing to read "Ron Huse", is written over a horizontal line.

Notes:

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

The Design Review Board approves the design of project 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 approved 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 the Design Review 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 and Neighborhood Services Division.