

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 13, 2015

DRB Case No. PDR 1512732

Address 707 Omar Street

Applicant O.E.I. Investments LLC

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian			x			
Charchian	x		x			
Malekian		x	x			
Simonian					x	
Mardian			x			
Totals			4	0	1	
DRB Decision		Approve with Conditions				

Conditions:

1. The grid pattern on window 10W shall be removed so that all windows on the side elevations are treated consistently.
2. The gutters and downspouts location shall be appropriately placed in order to maintain the building's clean aesthetic.
3. Consult with City Arborist to determine if additional building height at the southeast part of the house will negatively impact the adjacent sycamore tree. If not, raise the height of this portion to enhance the overall composition of the structure.
4. Clarify whether wood or metal will be used of the proposed screen and gates. The Board indicated a preference for metal.

Site Planning: *The proposed residence and attached two-car garage will be strategically located on the lot due to the existence of mature sycamore trees and the lot's unique shape. The building will generally follow the shape of the lot, particularly along the east and west sides. The front and interior (side) setback distances do not meet Code and are approved through an administrative exception and variance applications. Nonetheless, the overall site planning is generally consistent with the adjoining neighbors on both sides. The site plan is also appropriate to ensure the ongoing health of the two sycamore trees. As such, the project's site planning is respectful of the existing site condition and is consistent with the development pattern and the existing rhythm of the street.*

Mass and Scale: *The project's one-story volume will maintain consistency with the surrounding one-story neighborhood. The building's mass and scale is sensitively addressed through various techniques such as a flat roof and stepping of the roofline lower for the garage and the modulated walls. Furthermore, the fenestration of the building through variety in window types, sizes, and placement on the facades helps alleviate massing and scale issues by eliminating bare walls. In general, concerns over massing and scale have been appropriately addressed through the methods described above.*

Building Design and Details: *The proposed residence will be designed in contemporary style. This style will complement the architecturally eclectic neighborhood. The house features a flat roof design and will primarily be finished in smooth steel trowelled stucco. Other decorative features include a mesh wall for climbing plants, metal windows and awnings, roll-up garage door style window/wall system and "laser cut" entry screen and side gates. The grid pattern on window 10W shall be removed so that all windows along the side elevations appear the same. Overall, the design and detailing associated with the contemporary style architecture are consistently and appropriately executed along all elevations.*

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

Rathar Duong
