



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 13, 2015 DRB Case No. PDR 1506145
 Address 1514 West Kenneth Road
 Applicant Franco Noravian

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		x	x			
Charchian			x			
Mardian				x		
Malekian	x		x			
Simonian					x	
Total			3	1	1	

Design Review Board Decision: Approve with conditions.

1. Utilize hipped roof form at the second-floor addition to reduce its mass and lower its perceived height.
2. Redesign second floor balcony roof to conform to new roof design. Underside of balcony roof shall feature exposed structure rather than be stuccoed.
3. Reduce size of the two windows at the front porch to be more in proportion with the house.
4. Revise window pattern at west elevation to enhance the proportions of the openings.
5. The applicant shall provide a window detail showing recessed windows within the façade of the residence. Ensure that elevations accurately depict the dimensions of the proposed wood windows.
6. Provide additional cladding materials at the base, chimney, front gable, or other appropriate locations to increase the project's architectural character.
7. Delete corbels proposed for the cantilevered portions of the second floor.
8. Delete beam ends proposed for the front gable.
9. Staff to consult with City Arborist to ensure that work at the existing garage will not be detrimental to the nearby oak tree.

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- No significant changes to the site planning are proposed as a result of the project.
- A one-foot wide section of the western façade of the residence is being demolished to comply with the minimum five-foot interior setback caused by the increase in height of the house.
- The proposed second story is above an existing portion of the residence.
- The detached, rear garage configuration is being maintained.

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The second floor is set back significantly from the front property line and steps back from the existing first floor of the residence.
- The second floor footprint is smaller than the first floor.
- A condition was added to reduce the sense of mass and height by incorporating hipped roofs at the northern portion of the addition.

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Design of the addition and remodeled façade are consistent.
- The applicant is proposing quality materials, such as steel troweled smooth plaster and wood windows with wood sills.
- Simple design concept is appropriate to the character of the house and neighborhood.
- Additional cladding materials would enhance the overall design, as conditioned below.

Staff Member

Roger Kiesel

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 Division plan check. Prior to Building 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 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.