



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      September 22, 2016      **DRB Case No.**      PDR 1611831

**Address**      4000 Bouquete Street

**Applicant**      Edward Hagobian

### Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benjian		x	x			
Charchian					x	
Mardian					x	
Malekian	x		x			
Simonian			x			
<b>Total</b>			3	0		

**DRB Decision:** Approve with conditions.

### Conditions:

1. The applicant shall submit decorative driveway plans for review and approval by staff.
2. The applicant shall provide a vertical section depicting the placement of the windows within the wall for staff review and approval.
3. If the proposed cladding at the base only provides a transition in color from the stucco above, a different base cladding should be proposed that will provide greater textural difference and visual interest.
4. Revise the drawings to indicate the material proposed for the cornice/parapet cap. Use heavy gauge metal or another material that will provide a crisp, clean line across the entire parapet.
5. Show downspout locations on revised elevations for review and approval by staff.
6. The trash enclosure shall be relocated outside of the interior setback area.

### Analysis:

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

- The proposed residence is one story. The retaining walls behind the house, along with the house, terrace to follow the topography of the site.
- Landscaping proposed is drought tolerant.
- Creeping plant material (prostrate rosemary) is proposed adjacent to the retaining walls to minimize the appearance of these walls.

- The garage location is hidden from view of the adjacent street.
- The front yard is open to the street.

**Mass and Scale:** The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The flat roof form is consistent with the contemporary style of the proposed residence.
- The entry to the residence is modest in scale and directly faces the street.
- The residence is one story and along with the retaining walls behind it follows the topography of the site.
- Horizontal focus of the residence de-emphasizes its mass and is consistent with neighboring properties.

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

- The design, detailing and materials proposed for the residence are of contemporary design and consistent throughout.
- The main entrance to the residence is recessed and not over-scaled.
- Proposed aluminum windows are of high quality and appropriate to the style of the residence. Details regarding window installation and operability with approval by staff will ensure these features are an asset to the residence.
- Colors proposed for the residence blend with the surrounding environment.

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.