



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 25, 2012 DRB Case No. 2-PDR 1222196-A
 Address 1866 Hillside Dr.
 Applicant Aram Abgaryan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos					X	
Keuroghelian		X	x			
Malekian	X		x			
Sakai			x			
Zarifian						
Totals			4		1	
DRB Decision	Approved with conditions					

Conditions

1. Provide a decorative and permeable walkway and driveway paving material.
2. Provide cut sheets for the gate designs and identify the decorative wall materials.
3. All windows to be fiberglass or aluminum-clad wood with block frames and sills to match recess of existing windows. Windows at north and west facades and any other locations visible from the street to have simulated divided lights to closely match the muntin pattern of the existing windows.
4. Maintain the driveway side pop-out living room window design.
5. Alter roof form over the addition to encompass southerly portion of stairwell by lowering the overall roof height and regularizing its form. Add shed roof over portion of stairwell projecting to the west.
6. Refine design of balcony roof either by lowering it so its junction with the wall is below the eave of the main roof, or by narrowing the balcony's width to allow for a hip roof that ties into main roof.

Analysis

Site Planning – The site planning appears consistent with the intent of the Design Guidelines because the proposal is sensitive to the location of the house addition with respect to the setback from the neighbor and in consideration of their privacy. The site plan also shows consideration with regards to the design of hardscape improvements, the preservation of the existing oak tree and the use of drought-tolerant landscaping. Conditions have added to provide additional details for the decorative materials and design of the sidewalk, driveway, walls and gates to further improve the site plan design.

Mass and Scale – The proposal's sensitivity to mass and scale will be consistent with the City's Design Guidelines, as conditioned to alter the roof form over second story addition to encompass a portion of stairwell by lowering the roof and regularizing the form, and to refine the balcony design. Overall, the project respects the site's topography and complements the existing building's design and massing. The massing of the addition is sensitive to its neighbors because of its setting away from the adjacent neighbor to east and its limited visibility from the neighbors on higher building pads to the north, as well being located at the rear of the existing house adjacent to the freeway and having its massing and design complement the existing house.

Building Design and Detailing – The proposed design and detailing is comprised of good quality materials, colors and details that appear internally consistent with the existing architecture. Conditions have been added to ensure the pop-out living room window design is maintained and that new fiberglass or aluminum-clad block frame windows with sills and a muntins pattern to match the existing windows be used for the proposed windows visible from the street. As conditioned, the proposal appears to complement the house's architecture and the neighborhood and will be consistent with the intent of the Design Guidelines.

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

C. E. Baxter