

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 23, 2014 **DRB Case No.** PDR 1417824
Address 1731 Allen Avenue
Applicant Patrick Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Mardian			X			
Malekian	X		X			
Palmer			X			
Simonian					X	
Totals			4	0		
DRB Decision		Approved with conditions				

Conditions

- All exterior lighting will be shielded and directed downward, away from the hillside.

Consideration:

- Consider adding vertical elements to the façade of the addition reflecting the vertical piers separating the windows at the curved portion of the façade of the main house.

Analysis

Site Planning: The proposed construction of the attached open deck and swimming with a game room and covered patio underneath are appropriate based on the location of the existing residence, garage and available open space on the site.

Mass and Scale: The proposed addition and open deck is compatible with the existing one-story single-family house. Various design elements of the addition including use of materials, color and openings help create a well proportion building with variety and rhythm in the design. The overall size, height, mass, and scale are appropriate to the site and the project fits well within the neighborhood.

Building Design and Detailing: The proposed design and use of the materials for the addition integrates well with the house remodel. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions.

DRB Staff Member Milca Toledo, Planner