

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 11, 2014

DRB Case No. PDR 1419472

Address 3154 Charing Cross Pl

Applicant Mike Geragos

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		x	x			
Mardian	x		x			
Malekian					x	
Simonian					x	
Palmer			x			
Totals			<b>3</b>	<b>0</b>		
<b>DRB Decision</b>		Approve with conditions				

### Conditions:

1. All sliding windows shall be replaced with casement, hung and awning/hopper windows so that they will be consistent with the Spanish Colonial Revival style.
2. Plastered sills shall be provided for the window openings on the east and west elevations to match all other openings.
3. The grid pattern shall be on the exterior and all patterns among the windows should match.
4. No foam plastered moldings should be used.
5. Reduce the height and size of the attic vents.
6. A smooth stucco finish should be used.
7. Incorporate exposed rafter tails in other locations of the roof to achieve a level of cohesiveness in architectural detailing, or eliminate them altogether.
8. Increase the size of the corbels at the front balcony.
9. Provide more year-round plants and select species that tie the landscaping into the project design.
10. Specify that proposed grass groundcover is drought tolerant and listed on the BeWaterWise.com website.
11. Clarify the placement of all trees on the final drawings.

**Site Planning:** *The 2nd story addition will be situated on top of the existing one-story house. As such, the proposal will not impact the existing site planning, lot coverage and landscape ratio. The existing site planning is consistent with the development pattern of other residences within the neighborhood.*

**Mass and Scale:** *The techniques used to address the massing and scale of the new second floor is generally successful on all elevations. The new second story is stepped from the first floor. Similarly, the*

