

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 27, 2014

DRB Case No. PDR 1329446-A

Address 3700 El Caminito Street

Applicant Robert Baumheckel

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian		X	X			
Sarkisian			X			
Simonian					X	
Palmer			X			
Totals			4	0	1	
DRB Decision	Approved with Conditions					

Condition:

1. Clearly identify the trash area location on the site plan and ensure that it is screened from the public right-of-way as required by code.
2. Clearly identify mechanical equipment (HVAC) on the ground level and show this information on the site plan.
3. All new windows to be recessed within the opening and constructed with a wood frame and sill.
4. Any existing unpermitted windows shall obtain a building permit, or be replaced, in order that they comply with the City's window guidelines.
5. Enclose the deck at the rear to screen the exposed supporting posts/piers underneath the wood deck. Said enclosure shall be finished with stucco to match the building color and finish.
6. The design of all porch and stair railings will be consistent.
7. Eave design at addition must match details and overall appearance of the existing eaves.

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 Milca Toledo