



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 27, 2014

DRB Case No. PDR 1328247-A

Address 3726 2<sup>nd</sup> Avenue

Applicant John Schmidt.

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian			X			
Malekian	X		X			
Sarkisian		X	X			
Simonian					X	
Palmer			X			
Totals						
<b>DRB Decision</b>		<b>Approved with Conditions 4 - 0</b>				

### Conditions:

1. All new windows (and three specified existing windows to be replaced) shall be recessed and have either external grids or no grids, which will be consistently incorporated at all facades.
2. All windows will feature sills, and be casement, single- or double-hung, or fixed.
3. The design of all porch and stair railings will be consistent.
4. Replace all roof cladding with material to be reviewed and approved by staff.
5. Amend drawings to note that brick at base of building will be one inch thick.
6. Provide landscape plan showing incorporation of drought-tolerant shrubs and bushes, as well as proposed lawn areas.
7. Remove paving adjacent to the driveway at the front of the property and replace with new landscaping to be shown on new landscape plan.

**Site Planning:** *The proposed addition will be located towards the rear of the lot and features a two-car attached garage with direct access from the street. A covered patio is proposed at the rear of the house. The street front setback contains a short landscape hedge. The location of the new addition is appropriate given the shape of the lot, its topography, and design.*

**Mass and Scale:** *As viewed from the street elevation, the massing and scale of the proposed two-story building is sensible, the floor area is within the neighborhood average, and the setbacks are either at the minimum setback or well beyond. The proposed addition will appear as a one story from the street since the proposed garage will be located below grade. This will be in keeping with the neighborhood.*

**Building Design and Details:** *The proposed residence as viewed from the street is a one-story building featuring an attached below grade garage and covered porch at the rear. This design is appropriate within this neighborhood. The design and detailing are consistent with the architectural style. The house will be clad in stucco. These materials are of good quality and are reflective of materials found on other homes in the neighborhood.*

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

Bradley Collin