

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 14, 2013 DRB Case No. PDR 1322047
 Address 525 Olmsted Drive
 Applicant Tony Hambarchian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian					X	
Sarkisian		X	X			
Simonian					X	
Palmer			X			
Totals						
DRB Decision		APPROVED with conditions 3 - 0				

Conditions:

1. Provide a setback at the second floor of the east elevation to reduce mass in relation to the adjacent property.
2. Provide a darker color for the windows, which should match the color of the fascia boards.
3. Windows at front façade shall be recessed within their openings a minimum of 3" to make the wall appear more substantial. Windows at other facades shall be recessed approximately 2". Provide two window/wall sections to depict these changes.
4. Pilasters at the rear patio must be slightly offset from the wall plane to provide a visual break. No vertical molding should be used.
5. Provide a wall at the east side of the second-floor balcony at the rear façade to enhance privacy for the adjacent property. A high opening on the wall would be acceptable provided it does not allow visual access to the neighboring lot.
6. Extend the eaves of the second-floor roof to provide better proportions and reduce the sense of mass. Adjust the eaves at the first-floor roof to be proportional to the upper roof.
7. Reduce the size of the windows at both second-floor bathrooms.

Analysis:

Site Planning: The proposed residence will be centrally located on the lot and features a 2-car attached garage with direct access from the street. An open trellis patio is proposed at the rear, attached to the house. The rear and side yards will be enclosed by a new 6-foot high wood fence. The location of the new house is appropriate given the shape of the lot and its design.

Mass and Scale: *The massing and scale of the proposed two-story building is sensible and achieved through various design techniques. These techniques include the placement of a smaller second floor volume on top of a larger ground floor volume and stepping it back from the first floor, modulating the exterior walls, and appropriate fenestration pattern.*

Building Design and Details: *The proposed residence is a two-story building with influences of the Craftsman and features a direct access garage, covered front porch, open trellis patio, and a balcony. This design is appropriate within this neighborhood and will add to the eclectic mix of architectural styles. The design and detailing are consistent with the architectural style. The house will be clad in a variety of materials including stucco, siding, and stone veneer, as well as a composition shingle roof. These materials are of acceptable 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