

DESIGN REVIEW BOARD RECORD OF DECISION

REVISED

Meeting Date June 27, 2013 DRB Case No. 2-PDR 1304578
 Address 1420 Irving Avenue
 Applicant Edward Hagobian & Associates

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos		X	X			
Keuroghelian					X	
Malekian	X		X			
Sakai					X	
Zarifian			X			
Totals			3		2	
DRB Decision	Approve with conditions.					

Conditions:

1. Reduce the size of the siding course at the junction between the stucco and siding.

Analysis:

Site Planning: The project appears to preserve the overall existing site plan and meets the intent of the Design Guidelines in its overall site design and landscape design. The siting is similar to the surrounding development pattern. The parking with the access from Irving Avenue, the existing landscaping, and block walls at the sides and rear are all consistent with Neighborhood Guidelines.

Mass and Scale: Overall, the mass and scale of the proposal appears appropriate for the neighborhood. The second floor setbacks allow the new second floor mass to defer to the massing of the existing house and not create an overwhelming presence with respect to the street.

Design and Detailing: Overall, this project appears to use simple quality materials that complement the design. The simple design is appropriate to the existing structure and the surrounding 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