

DESIGN REVIEW BOARD RECORD OF DECISION (Page 1 of 2)

Meeting Date October 24, 2013 **DRB Case No.** PDR 1312623-A
Address 1910 Sherer Lane
Applicant Gary Akopian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	x		X			
Malekian					X	
Palmer		x	X			
Sarkissian					X	
Simonian			X			
Totals			3	0	2	
DRB Decision		Approved with conditions and a consideration				

Conditions

1. Remove all four dormers, windows, and vents at the second-floor front façade of the addition and the garage roof.
2. Lower height of roof at south side of the addition so that ridgeline aligns with that of the roof at the center portion of the house, creating single roof plane as viewed from the front of the house.
3. Delete the proposed window/door and balconette at the second floor bedroom window of the south façade and replace with a smaller window.
4. Replace proposed French doors and balconettes above garage opening with shorter windows. Incorporate trim around the new openings to match existing trim around living room window at front façade.
5. Remove paving surfaces in front of the living room and front porch and replace with permeable surfaces and landscaping, including foundation landscaping directly in front of the living room wall. The allowed plant species can be found at bewaterwise.com.
6. All wall areas that project from the primary plane of a wall should be provided with appropriately-scaled corbels, possibly of heavy timber, to provide the projections with a sense of visual support.
7. Decorative niches may be removed or retained. If they are kept in the final design, simple ornamental metal grilles should be incorporated into the design.

Consideration

1. Remove portions of paving surface at the north side of the house and replace with permeable surfaces and landscaped planter at the base of the house. The allowed plant species can be found at bewaterwise.com.

**DESIGN REVIEW BOARD
RECORD OF DECISION
(Page 2 of 2)**

Meeting Date	<u>October 24, 2013</u>	DRB Case No.	<u>PDR 1312623-A</u>
		Address	<u>1910 Sherer Lane</u>
		Applicant	<u>Gary Akopian</u>

Analysis

Site Planning – As conditioned above, the proposal’s site planning is consistent with the intent of the Design Guidelines.

Mass and Scale – As conditioned above, the proposal’s mass and scale will be consistent with the intent of the Design Guidelines.

Building Design and Detailing – As conditioned above, the proposed design and detailing is comprised of good quality materials and colors that are internally consistent with the existing architecture and will be consistent with the intent of the Design Guidelines.

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 Chris Baxter, Planner