

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 21, 2013

DRB Case No. PDR 1322726

Address 2201 El Arbolita Drive

Applicant Armen Kazanchyan

Design Review

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

Condition:

1. Plant drought-tolerant landscaping at base of the deck and provide all required irrigation. Substitute less dense plant than proposed hop seed (such as coyote bush) to allow decorative skirt below deck to remain somewhat visible.

Analysis:

Site Planning: The proposed house addition will utilize and expand on an existing building pad and will be built to one side of the existing house. The site design is appropriate due to the unique lot shape and is consistent with the site design of the other unique lots located to the south and north of the subject parcel

Mass and Scale: The proposed 1-story addition will be built to the south and west side of the existing house. As such, the west elevation will not be visible from El Arbolita Drive. The proposed deck will be compatible with other decks in the area and will complement the style of the existing house. The south and east elevation are the most visible. The articulation, fenestration pattern, and roof-lines help reduce the appearance of mass and scale.

Building Design and Detailing: The proposed addition will be in keeping with the existing style of the house. In addition, the proposed colors and materials will be high quality and will match the house.

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