

DESIGN REVIEW BOARD RECORD OF DECISION

REVISED

Meeting Date January 24, 2013

DRB Case No. 2-PDR-1234772-A

Address 3650 5th Avenue

Applicant Kendall Hales

Design Review

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

Conditions

1. Introduce an additional cladding material, such as horizontal wood (or Hardi plank) or shingles, and wrap the side facades to appropriate termination points.
2. Provide wood (or similar) sills and frames for the new windows.
3. Lower the level of the roof at the projecting window above the garage to place it below the cladding in the gable.
4. Eliminate the half-round attic vents and incorporate vents with a design more appropriate to the Neo-Craftsman style of the house.

Analysis:

Site Planning: *The proposed placement of the new two-story house in the center of the small lot is consistent with the surrounding neighborhood and appears to be appropriate for the site. The proposal*

also provides a new two-car garage attached to the front of the house. Due to the size of the site and recently approved precedents, the proposed configuration appears appropriate for the neighborhood.

Mass and Scale: The proposed two-story house appears to be appropriately designed for the site and the neighborhood in terms of mass and scale. Sufficient articulation in volumetric forms, planar variations and breaks in roof lines provide a scale appropriate for the modest scale of surrounding buildings. Additional use of different materials could help soften the elevations.

Design and Detailing: The proposed design is comprised of quality materials, colors and details that are used consistently throughout the building. As conditioned, the materials and treatments are fitting for the proposed Neo-Craftsman house. There is a mix of architectural styles in the neighborhood and the proposed Neo-Craftsman design is consistently handled and appropriate for the site and 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

Vilia Zemaitaitis