

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 10, 2011

DRB Case No. 1-PDR-2011-017-A

Address 964 E. Glenoaks Blvd.

Applicant Art Zargaryan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis		X	X			
Insua			X			
Palmer			X			
Simonian					X	
Yoo	X		X			
Totals			4	0	1	0
DRB Decision		Return for redesign.				

The Design Review Board Members shared a concern for the large number of conditions, which they felt could drastically change the design of the house. The following considerations / comments should not be used as a checklist to fix problems with the project; the board wants to see the project reevaluated in the context of the neighborhood. The following conditions should be used only as a reference for the level of detail which they expect to be addressed on this project in whatever style or massing is proposed.

Considerations:

1. Windows
 - a. All windows should be recessed. Operation should be fixed, casement, single or double-hung. Wood or fiber glass windows should be used in a style and proportion consistent with the architectural style of the residence.
 - b. All windows should be provided with wood sills and either bullnose plaster recess or wood frames and muntins should be 3-dimensional as viewed from the exterior.
 - c. The window on the second floor at the front, above the living room, should be modified; If it will be an operable window the iron bars across it should be removed. If it will be an accent window it should be reduced in size to maintain proper proportions, have a beveled treatment along the edge and be constructed without a sill.
2. Roofing tile should be 2-piece U-shaped "barrel" tile.
3. Rain gutters and downspouts should be thoughtfully placed to adhere to the aesthetics of the home.
4. Locations of the sconces along the east elevation should be chosen so they are placed logically with the fenestration pattern and other elements.
5. The picture window at the front of the living room wing should be larger to achieve a better proportion with the wall area.
6. The "corbels" of the shouldered arches on the porch should be reoriented vertically to give the effect that the column is supporting the top beam of the patio.
7. The dormer vents should be removed. Venting should take place through vents under the roof at the gables in a manner sensitive to the architectural style of the home ie through the clay pipe vents drawn on the plan.
8. Stucco should be applied so the finish results in a smooth texture, preferably steel trowel finish.

9. If the applicant wishes to have double wide doors on the rear façade at the first floor the doors should be a “French door” operation.
10. Remove the kitchen from the guest house as required by Code. The unpermitted square footage that has been added to the guest house must either be removed or legalized.
- 11.
12. Return the garage to its original condition so two cars may be parked inside. A 20’ by 20’ clear space on the interior must be available.
13. Roof pitch of the two gables visible at the façade should be steeper. The proposed slope is too shallow and not consistent with the style.
14. Wrought iron railings proposed for balconies should be a simple design similar to what is drawn on the plans.
15. Rafter tails and fascias are too lightweight for the design, dimensional lumber should be used.
16. Existing structures on the site must share a consistent design with the proposed building.
17. Additional care and attention to design should take place along the sides and rear of the building.
18. The board requested that the location of any air conditioning units be carefully thought out with its proximity to the neighbor in mind.
19. Improve the porch opening so it is more consistent with the style.
20. Detail the front facing gables in a manner consistent with the style and with the neighborhood.
21. Revise the design on the front elevation. Consider repeating the gable end on the second floor.
22. Introduce a cantilever element along the Eastern elevation of 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 Department plan check. **Prior** to Building Department 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 plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member James Combs