

DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date March 17, 2011

DRB Case No.

2-PDR-2011-006-A

Address

1372 Opechee Way

Applicant

Vic Mardian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Malekian			x			
Boladian			x			
Zarifian			x			
Sakai		x	x			
Geragos	x		x			
Totals			5	0		
DRB Decision	Approve with Conditions and Considerations					

Conditions:

1. If the existing aluminum sliding windows are to be reused, they shall be modified to look like the new windows on the front elevation. This shall include the location and style of the muntins and the window color. New fiberglass or wood windows shall be used if the modifications of the existing windows do not achieve a consistent appearance with the new windows.
2. The color of the stone veneer shall be changed to match the hue (in the same color family) of the stucco.
3. Add pilasters at the corners of the second floor balcony located above the entry.
4. The planters in front of the house and garage shall be provided with trees to provide verticality.
5. Provide a professional landscape plan.
6. Any new landscaping shall be drought tolerant and/or California-friendly.

The project reflects the use of high quality materials and finishes, the following conditions are intended to ensure architectural integrity of the approved design while the project is in the plan check and construction phase.

1. All new windows shall have divided light on the exterior of the glass pane.
2. Foam moldings, beams, and rafter tails shall not be used.
3. Architectural details and finishes, such as the wrought iron, entry door, and garage doors...etc. shall not be overly ornate.
4. The design of the garage doors, entry door, and wrought iron shall be the same or similar to the design depicted on the elevation drawings.

Considerations:

1. Consider using 48"-box trees for the planters in front of the house and garage.
 2. Consider replacing the redwood tree at the front.
-

Site Planning: *The proposed project will result in an enlarged building footprint to the south of the existing building and will consolidate two currently detached buildings, a garage and residence, into one unified building. The proposed site planning will maintain the generous front setback and continues to preserve the existing rhythm of the neighborhood.*

Mass and Scale: *The proposed legalization and addition of floor area will result in a 2-story residence. The new addition and garage will be set back from the front of the existing residence, creating a break in plane. The second story over the garage cantilevers and balconies are integrated into the first and second levels. Likewise, portions of the unpermitted addition at the rear with its large street-facing gable will be partially concealed by the new addition. These architectural features help reduce the perceived mass and scale, and utilized appropriate design elements for a cohesive project design. The fenestration patterns along all elevations also help eliminate concerns over mass and scale, resulting in a project that is similar and consistent to its neighbors.*

Building Design and Details: *The proposed materials and finishes, as well as their high quality, are appropriate in expressing the traditional style of the residence. However, if the existing aluminum sliding windows are to be reused, they shall be modified to have the same look as the new windows on the front elevation. This shall include the location and style of the muntins, and the window color. Similarly, the colors of the stone veneer and stucco (when used together), do not complement the Traditional style residence. The color of the stone veneer should be changed so that it will be in the same color family as the stucco.*

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

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 7-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:

_____ Rathar Duong