

DESIGN REVIEW BOARD RECORD OF DECISION

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Meeting Date January 20, 2011 DRB Case No. 2-PDR 2010-056-A
 Address 3803 Pennsylvania Ave
 Applicant Leon Barzegar

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian				x		
Geragos			x			
Malekian					x	
Sakai	x		x			
Zarifian		X	x			
Totals			3	1	X	X
DRB Decision	Final design approved with conditions					

Conditions

1. Select one or two window styles. The formal living and dining room has tri- partite windows. The other windows could be two-part windows similar to the ones in the study with the exception of the bathroom and kitchen windows.
2. The windows' sill/base should rest on the stone veneer.
3. As a minimum, shutters are to be added at the north and west elevations. All shutters shall be of the same size.
4. Side lights should be added to the front door to bring in more light.
5. All exterior doors need to be a Ranch design, similar in style without an arch at the top.
6. Add stepping stone walkway from the pool bathroom to the pool area.
7. Continue the east elevation exterior wall in line with the house wall adjacent to the master bedroom without the proposed articulation/break in plane.
8. Remove the decorative wood columns at the front and rear entries and maintain the pilasters. Move the pilasters out to the side of the steps.
9. The proper proportionality of the stucco and veneer is a necessary design feature. The application relationship should be approximately 1/3 veneer and 2/3 stucco, and/or align the veneer with the low window with a focus on proper proportion. The pilasters should come to the height of the veneer.

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Meeting Date	<u>January 20, 2011</u>	DRB Case No.	<u>2-PDR 2010-056-A</u>
		Address	<u>3803 Pennsylvania Ave</u>
		Applicant	<u>Leon Barzegar</u>

- 10. Extend the stone veneer wainscot around the house and garage.
- 11. Submit a landscape plan for the new planter between the garage and entry using plants from the bewaterwise.com plant palette.
- 12. The applicant has agreed to return the project to the Design Review Board if any of the above issues cannot be resolved between the Planning staff and the applicant as meeting the intent of the Design Review Board.

Analysis

Site Planning - As conditioned, the proposed site plan design appears consistent with the majority of properties in the neighborhood and with the intent of the Design Guidelines.

Mass and Scale – The proposal’s mass and scale are compatible with the homes and designs in the neighborhood and the intent of the Guidelines.

Building Design and Detailing – As conditioned, the simple architectural style, including its low-profile horizontal roof and building form appears internally consistent with the selected Ranch-style. The houses textures and materials described above appear to complement the neighborhood and are 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 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 Christopher E. Baxter