



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 13, 2015

DRB Case No. PDR 1511040

Address 3561 Community Ave.

Applicant Ivo Venkov

PROPOSAL: The proposed project involves a total exterior façade remodel, a 352 square-foot addition to the existing 918 square-foot one-story single-family house, attaching the existing 440 square-foot garage to the house and adding 610 square feet of floor area at the rear of the garage located on a 6,954 square-foot lot. As proposed, the project will remove more than 50 percent of the existing roof and exterior walls combined, which results in the consideration of the project as new construction.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian				X		
Benlian		X	X			
Malekian	X		X			
Simonian					X	
Mardian			X			
Totals			3	1	1	
DRB Decision		Approved with Conditions				

Conditions:

1. Replace the black bamboo with a species that requires very low water usage.
2. Verify site perimeter conditions. If new walls or fences are proposed, their design shall meet the Comprehensive Design Guidelines and be reviewed and approved by staff.
3. Stone retaining wall near north property line to be retained.
4. Include additional trees at the front and the north end of the property.
5. Verify that front setback is code compliant.

Considerations:

1. Consider inclusion of a protective barrier in the landscaped area at the corner.

Site Planning: *The proposed remodel and house addition are appropriate based on the location of the existing residence, garage and available open space on the site.*

Mass and Scale: *The overall mass and scale of the building will not significantly change. The addition to the house is modest and will adequately fit and relate to the existing site and floor plans. The front setback will be 25 feet and the street side setback will be six feet. The overall building height will not significantly change as a result of the addition and the roof design. Overall, the project's mass and scale will be in keeping with the neighborhood.*

Building Design and Detailing: *The proposed materials for the house enhance are compatible with the proposed design. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions.*

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

Milca Toledo