

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 12, 2015

DRB Case No. PDR 1518229

Address 1146 Graynold Avenue

Applicant Farshad Azarnoushe

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian					x	
Charchian					x	
Malekian		x	x			
Simonian	x		x		x	
Mardian			x			
Totals			3	0	2	
DRB Decision		Approve with Conditions				

Conditions:

1. Substitute gabled roof forms for one or both of the hipped roofs proposed at the sides of the addition.
2. Provide additional sense of horizontality at bottom of the front façade by either adding a brick planter to the right of the entry or introducing a wainscoting across the entire façade using either brick veneer or another appropriate material.
3. Windows in all openings of the existing house that are visible from the street shall be replaced with new windows matching those installed at the addition.
4. All window openings should be provided with wood sills and trim.
5. All windows shall be recessed from the face of the exterior wall.
6. Any existing windows that are proposed to be replaced should be installed as block frame.
7. Window style and operation should be consistent throughout the project as much as possible.
8. Provide iron railing at the top of the side balcony to match the appearance of the rear balcony.

Site Planning:

- The 54 square-foot addition and the trellis patio on the ground floor will be located at the rear and will not change the front façade or impact the existing rhythm of the streetscape. Since minimal addition will take place on the ground floor, the existing landscape and outdoor space will not be affected.
- While a one-story addition is preferable, the existence of a swimming pool and detached garage at the rear of the property limit the ability to expand the residence on the ground floor.
- The new second story is significantly stepped back from the first floor on all sides.

Mass and Scale:

- The proposed second floor addition will add new mass to the existing house due to its enlarged height and volume. However, the applicant has taken steps to minimize the perceived mass as well as neighborhood context by stepping the addition back significantly from the first floor along the front, side, and rear of the existing building. Further, the roof design is a combination of gable and hipped as modified by the Design Review Board in order to help pull the added height away from the neighbors and achieve a greater design consistency.

Building Design and Details:

- The proposed addition will match the existing house in style, materials/finishes, and color. Additional conditions have been added from the Design Review Board to further improve and refine the project's design consistency with the existing house.
- The new addition will be finished in stucco of the same texture and color as the existing house.
- All windows will be installed recessed from the face of the exterior wall and each opening will be provided with wood sill and trim.

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

Rathar Duong