

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 24, 2014 DRB Case No. PDR 1322161
 Address 842 Graynold Avenue
 Applicant Trinidad Campbell

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	x			
Malekian					x	
Palmer			x			
Simonian	x		x			
Totals			3	0	1	

DRB Decision: Approve with Conditions.

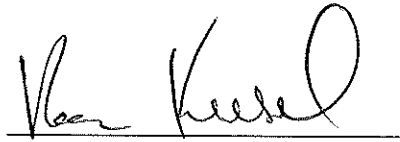
1. Revise design of garage roof to either match the pitch of roof at the front of the house or to be more compatible with the new rear roof.
2. Include additional tall landscaping at the rear lot line to increase screening.
3. If chimney height needs to be raised significantly to meet building code, revise to a gas-burning fireplace to maintain proposed chimney height.
4. Window located at stucco-clad walls shall have wood sills.
5. Raise sill height of window at second-floor of northeast façade to enhance the window pattern.
6. Indicate breaks between different landscape areas at the rear yard with steel dividers, as proposed at the front, or another appropriate means.
7. Remove white rock from tree planter at the front yard and replace with pea gravel or tan rock.

Overall, the site planning of the project does not significantly change as a result of the project. The house will be sited similar to the majority of other area homes.

Overall, the mass and scale of the project will increase as a second story is proposed on the residence. The proposed shed roofs reduce massing when compared to other styles and the second story of the house is not visible on the front façade. The applicant has incorporated additional articulation on the side façades to add interest and reduce massing on these elevations.

Overall, the project is internally consistent and successfully implements the modern interpretation of the traditional style of the redesigned residence.

DRB Staff Member



A handwritten signature in black ink, appearing to read "Van Kessel", is written over a horizontal line.

Notes:

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

The Design Review Board approves the design of project 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 approved 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 the Design Review 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 and Neighborhood Services Division.