

DESIGN REVIEW BOARD RECORD OF DECISION

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Meeting Date January 23, 2014 DRB Case No. PDR 1323369-A

Address 3005 Annita Drive

Applicant Soo Pai

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian					x	
Palmer			X			
Sarkissian		X	X			
Simonian			X			
Totals			4	0	1	
DRB Decision		Approved with conditions.				

Conditions:

1. Remodel the front façade to better integrate the overall design of the house with the work performed without permits. Remove the existing wood trim and install new decorative trim or other architectural elements to provide a more contemporary design that enhances the horizontal lines created by the existing door and window openings.
2. Replace the stone cladding at the front façade with new stone cladding that provides a more contemporary design and horizontal emphasis.
3. Revise design of railing above the garage so that it will be well-integrated with the design of the remodeled façade.
4. Provide trim at the front facade to delineate between the new stone siding at the base and the façade material above.
5. Replace the existing front door with a new door that complements the overall design. The new door should be wider than the existing door or incorporate a sidelight.
6. Replace the two existing garage doors with new doors to complement the design of the remodeled front façade.
7. Saw-cut the existing concrete driveway or introduce a new driveway material to create a decorative surface that complements the design of the remodeled front façade.
8. Provide information to allow staff to verify that the windows installed without permits match the color and material of the existing windows.

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Analysis

Site Planning: The proposal's site planning is consistent with the intent of the Design Guidelines because though the building footprint and form are increasing, the new floor area consists of enclosing existing first and second floor patio and terrace areas.

Mass and Scale: The proposal's form will be consistent with the City's Design Guidelines because the house's mass and scale, including the roof, are filling in existing first and second floor patio and terrace areas and blends into the massing of the existing house.

Building Design and Detailing: The Board preferred the design and detailing of the illegal addition to the existing faux Tudor design. They conditioned the project to remodel the design and detailing of the existing house to integrate it with the contemporary design and detailing of the addition.

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 Chris Baxter, Planner