

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 27, 2013 **DRB Case No.** 2-PDR 1308319-A
Address 142 Cumberland Road
Applicant Edvart Ourdukhonian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian					X	
Geragos		X	X			
Malekian	X		X			
Sakai					X	
Zarifian			X			
Totals			3	0		
DRB Decision		Approved with conditions				

Conditions

1. Height of front portico to be as shown in design rendering #3, "reduced height design (proposed)" on page 1 of handout distributed to the Board at the meeting.
2. Employ uniform column height at front portico to bring better proportions to the flanking arches.
3. Cast stone moldings shall be used at the window surrounds and gable decoration; details and profiles appropriate to the specific feature will be provided for staff review and approval.
4. Reduce dimensions of window trim elements to provide a better relationship with proposed openings sizes and to acknowledge the window hierarchy.
5. Lower the existing piers and/or light fixtures at the front stairway to five feet maximum overall height in compliance with zoning code regulations.
6. Submit horizontal and vertical sections for a typical window opening.
7. Provide a window schedule.
8. Submit a cut sheet for the front entry door for staff review and approval.
9. Revise design of rear roof to reflect either "Sketch #1" or "Sketch #2" on page 3 of the handout distributed to the Board at the meeting.
10. Increase the width of the folding door panels at the first and second floors of the rear façade.
11. Use consistent railing type at balcony and stairway at the rear façade; either iron or glass will be acceptable.
12. Provide more information regarding stairway along the west side.
13. Clarify drawings regarding existing and proposed conditions particularly at the rear façade.
14. Submit revised plans to accurately reflect existing conditions at the rear yard, indicating features to remain and to be removed.
15. Clearly identify the trash area location on the site plan.
16. Clearly identify mechanical equipment (HVAC) on the ground level and show this information on the site plan.

Considerations:

1. Consider incorporating more landscaping at front by including planters or planting beds at the base of the portico columns.
2. Incorporate full louvers at existing side roof gables.
3. Consider removing the decorative column cladding and pilasters at the rear façade. If the pilasters remain, consider reducing their scale by allowing plane of balcony to divide them.

Analysis

Site Planning: In summary, the proposed house addition is appropriate based on the location of the existing residence, garage and available open space on the site. It will have a minimal impact on the overall site plan.

Mass and Scale: In summary, the applicant has made an effort to reduce the mass and scale of the front addition from earlier versions reviewed by staff. However, a further reduction of the height and width of the front portico is recommended in order to improved the proportions of the design and help it better relate to the existing structure.

Building Design and Detailing: In summary, the proposed use of materials is appropriate. As previously noted, additional modifications to the use of material and details should be considered as noted above in order to further improve the quality and overall design.

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 L. Toledo, Planner