

DESIGN REVIEW BOARD RECORD OF DECISION (Page 1 of 2)

Meeting Date May 26, 2011

DRB Case No. 2-PDR2011-019-A

Address 618 Palm Drive

Applicant Art Barsegian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian		X	X			
Geragos	X		X			
Malekian			X			
Sakai			X			
Zarifian			X			
Totals			5	0		
DRB Decision	Approved with conditions and consideration					

Conditions:

1. Modify all the windows on the front of the house that have been changed without permit. Original arched window at the front to remain. Provide plaster bull nose surround for all headers and jambs, with a projecting wood sill that extends to the edge of the surrounds (please see attached detail drawn by Board Member Zarifian at meeting).
2. Provide additional details on the accessory building such as an extension of the awning on the front portion of the building, or other details, to make this structure more consistent with the front house.
3. Move the window on the front of the accessory building; it does not need to be centered on the front facing gable roof. Move the window to the side and possibly enlarge it, making it more similar to the front house.
4. Match the windows for the accessory building in the backyard to the ones on the front house for consistency of design.
5. Provide wood pedestrian doors for the guest house.
6. Consider replacing some of the front lawn with drought tolerant landscaping. Provide landscape for those areas around the new accessory building.

Analysis:

- **Site Planning:** *The proposed site planning will minimally be affected by the new addition with a condition and consideration for drought-tolerant landscaping to improve the green space areas around the new accessory building and in the front yard.*

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Analysis (continued):

- **Mass and Scale:** *The proposed accessory building is designed to match the existing house in terms of mass and scale. The roof forms and rooflines match the existing house and are carried throughout for consistency. The guest house and garage are separately articulated providing a simple yet interesting form.*
- **Design and Detailing:** *The proposed accessory building and existing house will be compatible with the homes in the neighborhood with conditions and comments to address the windows, awning or related architectural details, and pedestrian door.*

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 Department plan check.

Prior to Building Department 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 plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

DRB Staff Member Christopher E. Baxter