



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 20, 2011 DRB Case No. 2-PDR-2010-054-A
Address 933 Glenwood Road
Applicant Melkon Gasparyan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos			X			
Boladian		X	X			
Malekian					X	
Zarifian	X		X			
Sakai			X			
Totals			4	0		
DRB Decision	Approved with conditions					

Conditions:

1. The basement/storage area shall not exceed a floor to ceiling height of 5'-11".
2. Remove the proposed window located in the basement/storage area.
3. Provide a new landscape plan for the entire site to complement the new construction. All propose landscaping to be compliant with the bewaterwise.com web site.
4. That no modifications shall proceed to the existing single-family residence without the approval of the Design Review Board.
5. Reduce the size and grid pattern of the bay window located on the south elevation.

Analysis:

Overall, the addition is a modest addition within the allowable floor area ratio and is placed at the rear of the existing house, minimizing its impact on the street, as well as on the neighboring properties. The proposed interior setbacks are sufficient with the recommendations in the Design Guidelines. The proposal apparently is appropriately sited on the subject property and fits well in the neighborhood.

The proposal is a simple addition with modest massing and scale. The proposal is to match and maintain the overall massing of the existing residence by matching the roof forms and rooflines. This results in a building that fits well on the site and within its surrounding, while meeting the intent of the Design Guidelines.

The addition is well designed to match the existing house in architectural style. The details, such as roof lines and window design and treatment, complement the existing structure and are consistent with the style of the existing house. The colors and materials for the proposed addition also are consistent with the existing structure. Staff believes that this is a simple guest house and will not impose any negative impacts on the existing house and its surrounding neighborhood.

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

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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member


