

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 13, 2011 **DRB Case No.** 1-PDR 2010-025-B
Address 1636 Hazbeth Lane
Applicant Raffi Geuvjelian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano					X	
Palmer	X		X			
Insua			X			
Simonian			X			
Yoo		X	X			
Totals			4		1	
DRB Decision	Approve with conditions					

Conditions

1. Use round posts (6-8 inch diameter) for the steel supporting columns. Do not use square posts.
2. Flush the north facing wall on the second floor and furr out the easterly wall on the second floor with an additional four inch stud.
3. Make overhangs more consistent throughout and match the overhang on the first floor with the second floor overhang throughout.
4. The new planter wall material/veneer shall match the existing planter material and its mid-century pattern as closely as possible.
5. Consider modifying the block walls (north side and adjacent to the east entry gate) by using a mid-century square block pattern, which is different than planter wall material.
6. Consider recessing the large sliding windows at the rear (south elevation).
7. Use 'macfadyena unguis cat II' (cats claw vine) in front of the westerly wall in order to screen its visibility from the street and neighboring properties.
8. Use smooth stucco.
9. Use aluminum windows.
10. Incorporate landscaping in front of the existing retaining wall along the west side of the property in order to screen its visibility from the street and adjacent properties.
11. Legalize the wrought iron driveway gate and fence located along the west side of the driveway, facing the street.

Analysis

Site Planning: The addition is appropriately located on the site. The existing site conditions will be maintained and are, therefore, consistent with the general neighborhood pattern.

Mass and Scale: The overall mass of the building will change as a result of the new second floor addition. However, the overall scale of the building will not significantly change. The addition is modest in size and will adequately fit the existing site and floor plan conditions. Because it is stepped back from the ground floor at the west, north and south

elevations, and pushed towards the hill (east), the second floor addition it is not out of context with the existing house and the general neighborhood. Overall, the mass and scale of the project appears to relate well to the surrounding neighborhood.

Building Design and Detailing: Overall, the project has incorporated design elements that are prevalent within the immediate neighborhood. The proposal is well-designed, preserving the existing architecture. The selected materials, textures, and architectural details appear to be in keeping with the architectural style of the house and the immediate neighborhood.

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

Milca L. Toledo, Planner