

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 20, 2011

DRB Case No. 2-PDR 2010-046-A

Address 3543 Angelus Avenue

Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian			x			
Geragos			x			
Malekian					x	
Sakai	x		x			
Zarifian		x	x			
Totals			4	0		
DRB Decision	Approve with comments and conditions					

Conditions:

1. Eliminate the cantilever on south elevation and add a roof element with a brace that matches the roof design of the north elevation to help break up the massing of the two story façade.
2. Raise the trellis to the same height as the floor plate of the second floor and add posts underneath the cantilever.
3. Change the window pane orientation to vertical to match the existing.
4. Add trees to the south side of the building where the planters are located.
5. Consider adding a privacy hedge along the north side.
6. Consider changing the roof design to help provide better integration between the roof lines and roof forms of the existing house and the proposed 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 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 Gevorg Nazaryan