



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 22, 2018 **DRB Case No.** PDR 1727725
Address 1278 Oak Circle Drive
Applicant John Campbell

PROPOSAL: The applicant is proposing to add 515 square-feet to the first floor, and add a new 654 square-foot second floor to an existing one-story, 1,634 square-foot single-family dwelling (originally constructed in 1948), located on a 7,419 square-foot lot in the R1 (FAR District II) zone. The proposal also includes enlarging the existing attached two-car garage.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian				X		
Malekian					X	
Simonian						X
Totals			2	1	1	1
DRB Decision		Return for Redesign with Conditions.				

Conditions

1. Reduce the size of the second floor addition and relocate it to be as far as possible from the first-floor wall planes in order to reduce the overall sense of mass and make the design more compatible with the neighborhood.
2. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated February 6, 2018.
3. The applicant shall provide a detail for the new wood gate for staff review and approval.
4. The existing unpermitted windows with internal grids (muntins) shall be legalized and replaced to comply with the City's Window Design Guidelines.
5. The drawings shall be revised to identify the location of the trash storage area, and the gutters and downspouts.

DRB Staff Member Vista Ezzati, Planning Associate