

REVISED DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date 9/27/12 DRB Case No. 2-PDR 1227015-A
 Address 1624 Capistrano Ave.
 Applicant Varoosh Abedi

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian		X	X			
Geragos	X		X			
Malekian			X			
Sakai					X	
Zarifian					X	
Totals			3	0	2	
DRB Decision	Approved with conditions					

Conditions:

1. Specify a wood shake surrogate or asphalt shingle roof cladding.
2. At rear porch gable (house): remove brick pilaster and change design to incorporate either a) heavy wood lintel beam and wood post or b) segmental arched opening with stucco piers.
3. Incorporate stucco wall with brick copings (similar to front porch) at landing and stairs at west side of rear façade instead of metal railing.
4. At center and east stairs to backyard, use low stucco-and-brick cheek walls (also similar to front porch) and/or piers to flank stairs.
5. Use straight, rather than splayed, stairs at east side
6. Sliding doors are okay, but specify product with heavier bottom rail than shown on drawings.
7. Change roof configuration at bay window at front façade – probably incorporate concave metal roof similar to those seen on Tudor Revival homes
8. Remove two light poles at backyard basketball court

Consideration:

1. Try to find alternative location for HVAC compressor to place it further from adjacent house.

Analysis

Site Planning: The proposed project house addition and the construction of the guest house are appropriate based on the location of the existing residence, garage and available open space on the site.

Mass and Scale: The overall mass and scale of the building will not significantly change. The addition to the house is modest and will adequately fit the existing site and floor plan conditions. The existing front setback and overall building height will not change as a result of the addition. The addition is stepped back a few feet in order to break the front of the house. Overall, the project's mass and scale will be in keeping with the neighborhood. The break in plane at the front and back as if the addition is shifted back reinforces the design while providing good transition between the existing and new addition.

Building Design and Detailing: The design and use of materials are appropriate and consistent with the existing house and provides a cohesive design.

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

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