

DESIGN REVIEW BOARD

RECORD OF DECISION

Meeting Date Nov. 10, 2011 **DRB Case No.** 1-PDR-2011-034-A
Address 1170 Linden Ave
Applicant Jerome Julian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis	x		x			
Insua		x	x			
Yoo			x			
Simonian					x	
Palmer			x			
Totals			4		1	
DRB Decision	Approved with conditions and considerations					

Conditions and Considerations:

Conditions:

1. Smooth stucco shall be used as depicted on the elevation drawings.
2. The proportion of the front street-facing picture window shall be taller.
3. All windows shall be wood clad casement as proposed, with the exception of the fixed picture window fronting the street. Alternatively, single and double-hung windows are also appropriate.
4. The wrought iron entry and rear doors as shown on the colored elevations are intricate in design and shall be simplified.
5. The design of the railing shall be simple and shall be the same design throughout.
6. The base and neck of the chimney, as seen on the south-west elevation, are not proportional to each other. Reducing the width and lowering the height of the base will help improve the proportion.
7. The wrought iron railing on the second floor balcony shall be attached to another base/post instead of directly to the wall.
8. Driveway surface shall be pervious or provide a "California" driveway.
9. Landscape material shall be drought tolerant and/or consist of California-friendly plants.
10. The new gate across the driveway shall not be attached to the post/column of the front patio. Attachment of the gate shall be to the wall of the residence, a few feet back from the north corner. Gate and railing at the porch shall be removed.
11. Double wooden posts on top of the base shall not be used since this design is reflective of the Craftsman style. Instead, incorporate a more robust single wooden post.
12. Consider a varied fenestration pattern and sizes of windows.
13. All window and door openings shall be recessed from the face of the wall and have wood (or plastered) sills and surrounds, not foam.

Considerations:

1. Gable end on the ground floor (facing the street) should be repeated on the second floor.
2. Increase the cantilever on the north-east elevation.
3. Resolve some of the design awkwardness to the extent possible, particularly at the rear elevation.

Site Planning: *The proposed addition to the front will bring the existing residence closer to the property line, but will maintain the minimum required setback. The addition to the rear will capture a portion of the unused open space. Due to the narrow lot width and unusually deep lot, the proposed site planning for the addition and guesthouse/garage appear to be the most sensible and consistent with other properties in the neighborhood.*

Mass and Scale: *The proposed addition will be located on the first and second floors. With the exception of the small addition to the front, the majority of the new floor area will be located at the rear of the property. The new second floor will be set back significantly from the first floor, which helps resolve the perceived mass as seen from the street. Along the side and rear elevations, the mass and scale is resolved through appropriate fenestration pattern and by the cantilevered second story.*

Building Design and Detailing: *Overall, the design and detailing of the residence appear appropriate as an interpretation of the Spanish Colonial Revival style. The suggested conditions would further refine the building's design and detailing. The proposed finishes and materials, such as the 2-piece tile, exposed rafter tails, wood casement windows, and smooth stucco are high quality and consistent with the building design. The combination of materials and colors will provide a varied textural and visual interest to the project.*

***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 7-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:

Rathar Duong