

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 11, 2011 **DRB Case No.** 1-PDR 2011-026-A
Address 1045 Eilinita Avenue
Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis		X	X			
Insua	X		X			
Palmer			X			
Simonian					X	
Yoo					X	
Totals			3	0	2	
DRB Decision	Approve with conditions					

Conditions:

1. A professionally drawn landscape plan should be provided for the front yard indicating the new plant palette that will restore the damaged landscaping.
2. A 24-inch box, California-friendly tree should be planted at the front yard to replace the European White Birch proposed to be removed.
3. At the recommendation of the Urban Forester, a no-fee pruning permit must be obtained to trim the identified oak tree at the rear on the adjacent property to the east. Clearance pruning must be done by a qualified tree care professional. Optimal time frame for oak tree pruning is between the months July and September.
4. The new front entry doors should be constructed of wood and have a simple two-panel design as drawn to complement the Ranch style of the home.
5. As a consideration, the front entry door should be recessed to enhance the appeal of the façade from Eilinita Avenue.

Site Planning: *The new second story will be situated above existing portions of the home. Although the proposed one-story addition will occur along Eilinita Avenue, the proposed additions will not extend the building any closer than its existing street front setback. The addition will reflect the existing site planning of the existing condition, and the surrounding neighborhood.*

Mass and Scale: *The mass and scale of the project appear to sufficiently relate well to the surrounding neighborhood. The size of the house will exceed the average square footage of the neighborhood, however, the appearance of a large*

house will be reduced. The second level is set back towards the rear so the appearance from the street will remain largely as a one-story home.

Building Design and Details: The proposed project appears compatible with the other homes in the area. The residence is well-designed and reflects a horizontal expression, which is consistent with the architectural style. The proposed detailing, material and textures appear to be appropriate for the design of the home and the neighborhood.

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

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 Dennis Joe
