

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 14, 2016

DRB Case No. PDR 1516692-R

Address 3450 Buena Vista Ave.

Applicant Robert Thibodeau

PROPOSAL: To demolish the existing one-story single-family house and garage and construct a new two-story 2,591 square-foot single-family house and a new 460 square-foot detached garage at the rear of the existing 6,500 square-foot lot.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian	X					
Benlian		X	X			
Malekian			X		X	
Simonian				X		
Mardian			X			
Totals			3	1	1	
DRB Decision		Approved with conditions				

Conditions:

1. Reduce overall mass and height of the project by: a) dropping the entire house one-foot lower into the ground; b) lowering all ten-foot high ceiling heights at the first floor to nine feet; and c) reducing the top plate height at the garage by one foot.
2. Increase the depth of the first-floor roof above the entry court by shifting the west wall of the master bath to the east.
3. Create a break in plane at the west wall of the master bath to reduce the apparent mass of this area.
4. Add a third balconette below the south window of the master bath to match those at the west façade.

Analysis

Site Planning: The proposed location of the house and garage are appropriate. The proposed front setback is consistent with the neighboring properties on either side as well as the neighborhood. The house is well situated on the lot with appropriate landscaped open space at the front and rear of the property.

Mass and Scale: The massing and scale of the proposed two-story building is sensible and achieved through various design techniques. These include the placement of a smaller second floor volume on top of a larger ground floor volume and stepping it back from the first floor, modulating the exterior walls, and appropriate fenestration pattern. In addition, the potential perceived mass and scale is reduced through the use of fenestration, balconies, roof design, the use of materials and breaks in the facade.

Building Design and Detailing: The proposed residence is a two-story Spanish Colonial Revival style building located in a neighborhood containing a mix of other traditional style residences. The home's design, detailing, and material quality are consistent with the chosen style and compatible with the design of other Spanish Colonial Revival homes in the neighborhood.

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 Toledo