

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 12, 2018

DRB Case No. PDR 1802928

Address 3440 Linda Vista Road

Applicant Myung Chung

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian		X	X			
Totals			3	0	2	
DRB Decision	Approve with conditions					

Condition(s):

1. That the stone veneer cladding the front entry and interior yard facing elevations shall be reduced to break-up the application of the stone veneer and to enhance the overall aesthetic of the building.
2. That, in lieu of the Styrofoam treatment surrounding the doors and windows, the applicant should investigate an alternate material that will complement the desired style of the building and be constructed of a better quality.
3. That revised drawings are to show locations of gutters, downspouts and trash storage for staff review and approval prior to plan check submittal.
4. Review the design of the front door to be more compatible with the style of the house.
5. Provide light fixture cut sheet for staff review and approval to ensure compatibility with the proposed style.
6. Provide tall and/or climbing plants and appropriate irrigation at the base of the south (downslope) façade to soften the appearance of the lower wall.
7. Revise the design of the balcony railings at the south facade to provide solid areas to enhance privacy for the property below while retaining more open areas to avoid adding to the sense of mass.

Analysis:

Site Planning:

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The reduced street front setback, at 3-feet, 10-inches, will not impact the prevailing setback pattern of the neighborhood because of the extensive right-of-way width present in front of the property.
- The two-story dwelling will be constructed into the downslope terrain to minimize the alteration of the landform, as well as push the mass of the building into the hillside.
- Access to the dwelling is provided by street facing two-car garage and is compliant with the predominant pattern on the block.

Mass and Scale:

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The dwelling will have a one-story appearance from Linda Vista Road, as the upper floor and garage accessed at the street level. The lower level of the building will be site below the upper level and will primarily face the eastern, southern and western interior yards with minimal side views from the street.
- The new home and garage will have a low-lying linear form, simple and a flat roof design that helps limit its sense of mass when viewed from the street.
- The mass and scale are similar to those found at other downslope properties in the area, though the stepped profile of the rear façade actually improves upon neighborhood precedent.

Design and Detailing:

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The context of the immediate neighborhood is comprised primarily of tract-style dwellings constructed in the 1980's and 1990's, with the exception of two Spanish style single-family dwellings to the west that are beyond 300 linear feet from the subject property. The contemporary style for the proposed dwelling relates to the context of the surrounding neighborhood.
- The windows and doors are constructed of aluminum-clad wood. These windows will consist of a mix of horizontal and fixed windows with a recessed placement. In lieu of the styrofoam window and door surrounds, a condition is recommended that the applicant should investigate an alternate window trim that will complement the desired style of the building and be constructed of a better quality.
- The materials and finishes are appropriate to the design of the building, which includes stucco, stone veneer, standing seam metal roof, and a metal roof band.

Staff Member _____ Dennis Joe

Notes:

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

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.