

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 11, 2014 DRB Case No. PDR-1408374-B
 Address 4415 Lauderdale Ave
 Applicant Tracy Mudie

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Mardian	X		X			
Malekian					X	
Palmer			X			
Simonian					X	
Totals						
DRB Decision		Approved with Conditions 3 – 0				

CONDITIONS:

1. Maximize length of retained river rock wall at property line. Ensure that wall continues to the beginning of the driveway.
2. Delete vinyl windows from proposal. Fiberglass, wood, or aluminum-clad wood are acceptable.
3. Match stone at front porch and chimney to the existing river rock wall as closely as possible in terms of stone size, surface exposure, and pointing.
4. Add substantial landscape screening along the south property line. This shall include two or three 36"-box trees (possibly *melaleuca*).
5. Install new 8-foot fence along south property line or raise height of existing fence to 8 feet (possibly with lattice). Each face of the new or modified fence shall be designed to avoid any disparity in visual quality between the front and back.
6. Reconfigure roof over bathroom projection at second floor of east façade to improve relationship with main roof in this area. This could be accomplished by shifting the bathroom to the north or lowering the projection's ridge height.
7. Reduce size of south window at the master bathroom to match the sill height of the adjacent bathroom window to enhance the balance of the façade's window pattern.
8. Add sidelight at left side of front entry door to provide a more balanced design. The sidelights may be narrower than the one proposed in the drawing set.
9. Revise drawings to show all gutters and downspouts. Place downspouts at appropriate locations and indicate that runoff will be directed away from south property line.
10. Revise drawings to show attic vents, if required.
11. Incorporate flat decorative stone into banding at driveway that will blend with the river rock wall at the street.
12. If proposed, any exterior lighting will be designed to be in keeping with the style of the house.

ANALYSIS:

Site Planning: *The proposed addition will be located towards the rear of the lot and features a two-car attached garage with direct access from the Lauderdale Avenue. A covered patio is proposed at the rear of the house below the new second story. The street front setback contains a short landscape hedge. The location of the new addition is appropriate given the shape of the lot, its topography, and design.*

Mass and Scale: *As viewed from the street elevation, the massing and scale of the proposed two-story building is sensible, the floor area is within the neighborhood average, and the setbacks are either at the minimum setback or well beyond. This will be in keeping with the neighborhood.*

Building Design and Details: *The proposed residence as viewed from the street is a two-story building featuring an attached two car garage and covered porch at the rear. This design is appropriate within this neighborhood. The design and detailing are consistent with the architectural style. The house will be clad in horizontal Hardie Plank siding, asphalt shingle roofing, and Eldorado stone. These materials are of good quality and are reflective of materials found on other 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 Bradley Collin, Senior Planner