

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 31, 2011 **DRB Case No.** 2-PDR2010-028-A
Address 1062 Eilinita Avenue
Applicant Gary Akopian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian			X			
Geragos			X			
Malekian			X			
Sakai		X	X			
Zarifian	X		X			
Totals			5	0		
DRB Decision		Return for redesign				

Conditions

1. Plans and all presentation materials should be accurate and consistent with each other to present a consistent design.
2. The number of bay windows along the façade facing Eilinita Avenue could be reduced to simplify the façade design and blend with the rest of the neighborhood.
3. Provide a presentation that compares the proposed perspective with the existing house, to accurately represent the proposed mass and scale relative to the existing house.
4. A 3-dimensional modeling of the entrance area is recommended to assist in understanding the garage area, retaining wall and stair with accurate elevations.
5. Provide a presentation that compares the proposed perspective with the existing house, to accurately represent the proposed mass and scale relative to the existing house.
6. A revised colored rendered perspective demonstrating all modifications (including retaining walls) must be provided.
7. The project should incorporate a simplified design and introduce elements that complement the immediate neighborhood. Angled walls in the front makes it visually complicated, and can be toned down for a better fit. Materials should also be simplified.
8. The roof design should be simplified. The various roof forms run into each other in awkward ways and should be simplified and better integrated.

9. The driveway should be redesigned so the land transitions well with the adjacent neighbor and it does not create an island affect, or present an abandoned piece of land.
10. A window schedule providing detail of the installation, operation, treatment and material is to be utilized provided.
11. A demolition plan which clearly demonstrates the project will not remove more than 50 percent of the combined area of all the exterior walls and roof building to maintain nonconforming interior setbacks.
12. A professionally prepared landscape plan showing to the satisfaction of the Urban Forester is to be provided.
13. If an excavated three-car garage is proposed, the finish on the garage should utilize materials that complement the texture and earth-tone colors (e.g. stone) of the hillside. The garage and resulting patio should integrate better with the main house, should be designed as a base to what is above it.
14. An accurate plan which demonstrates top-of-wall (TW), existing grade (EG), and finished grade (FG) shall be provided.

Analysis

Site Planning: *The Design Guidelines encourages new homes and renovations to reflect the existing site planning patterns of the surrounding neighborhood. The proposed site planning will extend the home closer to Eilinita Avenue, and the excavated garage will take place at the front of the lot. The design of the new excavated garage and retaining walls along Eilinita will exaggerate the appearance of mass and scale of the project and does not appear to fit with the existing development pattern.*

Mass and Scale: *The mass and scale of the project will appear much larger than the existing condition and is not in keeping with the context and rhythm of the immediate neighborhood. The design of the additions in concert with the excavated garage and retaining walls further exaggerates the massive appearance. Although the project is larger than most of the neighborhood houses, it is the design of the project from the street that appears inappropriate not the overall size.*

Building Design and Details: *Overall, the proposed design appears to conflict with the style of the homes within the immediate neighborhood. The new elevation for the façade facing the street introduces multiple breaks and forms that complicate the existing design of the home. The heavy utilization of ornamental stone veneer above the garage*

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 Division plan check. **Prior** to Building 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 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

Dennis C. Joe