

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 1, 2011 **DRB Case No.** 2-PDR-2011-020-A
Address 4363 Lauderdale Avenue
Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
(Vacant)						
Geragos		X	X			
Malekian			X		X	
Sakai	X		X			
Zarifian						
Totals			3	0	1	
DRB Decision	Approve with Conditions					

Conditions:

1. The home should be designed to better reflect the bungalow style, The front porch facing Lauderdale Avenue should be enlarged to facilitate an indoor/outdoor feel that connects with the landscape.
2. The roof design throughout the home should be designed with a consistent pitch. Plate height can remain as proposed.
3. The fenestration pattern along Fifth Avenue should be reconsidered to provide a design composed as well as the other elevations. The fenestration pattern should be redesigned for approval by staff prior to the building permit plan check approval.
4. The triangular-shaped clerestory window along the Fifth Avenue elevation shall be removed. The triangular-shaped clerestory along the east (facing Lauderdale Avenue) and the north elevation can remain.
5. The windows should be block frame, constructed of vinyl, fiberglass or wood, and be treated with real wood sills and surrounds of wood or composite material. Windows shall be sandstone or brown color, and not white.
6. The front doors should be a complementary color to the home, but not white.
7. The wainscot should be lowered to align with the finish floor of the porch, and be consistent around the building, even if the result is a small dimension of just a few inches on the north elevation.
8. The siding can be vertical or horizontal, and should be consistent around the building. Vinyl siding shall not be used, yet Hardie plank would be acceptable.
9. The garage doors should be constructed of wood or composite wood with a simple design to resonate in color and material with the building siding.

Site Planning: *The proposed new 1-story home will be situated generally at the northwest portions of the lot and will appear to be complementary to the site planning pattern of the neighborhood. The proposal is to maintain the existing stone garage and stone retaining walls along Lauderdale Avenue and Fifth Avenue to comply with the mitigation measures imposed by the mitigated negative declaration. A variance has been granted to allow the non-conforming setback of the stone garage.*

Mass and Scale: *As conditioned, The massing of the new home will be reduced from what is currently on the site, as the ridge of the roof will be lowered and designed with an offset gable along the southern and northern elevations. The visual impact of the garage is minimized as it is partially built into the slope at the property's street side yard and blends with the existing stone retaining wall. The overall scale of the new home will fit in well with the surrounding properties.*

Building Design and Details: *As conditioned, the project has incorporated design elements that are prevalent within the immediate neighborhood. The selected materials, textures, and architectural details are reflective of the immediate neighborhood and complement the design.*

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

Dennis Joe
