

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 10, 2015 DRB Case No. PDR 1516692
 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 2,575 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			2	1	2	
DRB Decision		Return for redesign				

Conditions:

1. Redesign the front roof design to reduce the height and mass possibly by replacing the hipped roof with a gabled roof.
2. Reduce the mass and scale of the house at areas where it will have the most visual impacts. This may or may not require a reduction in the proposed total floor area.
3. Lower the floor to ceiling height on the first floor to eight feet.
4. Lower and vary eave lines in particular on the south elevation to be more consistent with the variations commonly seen with the Spanish Revival style.
5. Provide window details showing recessed windows in keeping with the Spanish Revival Style. Specifically windows with a wrought iron grill showing a wood sill.
6. Window placement, proportions and details of the space between the head of the windows and the eave should be designed to be more in keeping with the Spanish Revival Style. Consider a pilaster to reduce the height and scale.
7. Unless required, remove the handrails at the front stair. If retained, handrails should be in keeping with the Spanish Revival influence possibly by using decorative tiles.
8. Reduce the amount of hardscape at the front entry and add more landscaping between the stairs and driveway and introduce a walkway to reduce the mass and scale of the house. This would soften the effect of the 2-story portion of the elevation.
9. Revise the design of the right side of the front façade and the lower portion of the south façade to provide more harmonious proportions and better wall-window relationships.
10. Revise drawings to include all existing and proposed perimeter walls and fences. New walls/fences shall be complimentary to the design of the house.
11. Show gutters and downspout locations on all elevations.
12. Show all exterior lighting on the elevations.

Considerations:

1. Consider depressing the structure further into the ground to help address the disproportionately tall first floor wall at the south 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. However, reduce the amount of hardscape at the front entry and add more landscaping between the stairs and driveway.*

Mass and Scale: *The project's mass and scale is not complementary to the site or neighborhood. Reduce the mass and scale of the house at areas where it will have the most visual impacts. This may or may not require a reduction in the proposed total floor area. Also, lower the floor to ceiling height on the first floor to eight feet and lower and vary eave lines in particular on the south elevation to be more consistent with the variations commonly seen with the Spanish Revival style.*

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. Further refinements should be made for better execution of the design. For example, recess windows in keeping with the Spanish Revival Style, window placement, proportions and details of the space between the head of the windows and the eave should be designed to be more in keeping with the Spanish Revival Style, etc. The proposed design, detailing, and material quality need to be consistent with the chosen style. Several recommended conditions and considerations would enhance the overall 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

Milca Toledo