



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 13, 2017

DRB Case No. PDR 1704989

Address 1443 Idlewood Road

Applicant Aurthur Israelian

**PROPOSAL:** Demolition of the existing one-story, 1,754 square-foot single-family house and construction of a new 2,348 square-foot, one-story single-family house with an attached 504 square-foot garage on a 7,858 square-foot lot.

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian	X		X			
Benlian		X	X			
Malekian			X			
Simonian			X			
Totals			4	0		
<b>DRB Decision</b>	Approved with conditions					

### Conditions:

1. Modify the front entry to be a single door with side lights and of a style compatible with the overall architectural style.
2. Simplify the roof form to reduce the overall height and eliminate the raised roof line at the rear of the garage.
3. Reduce the eave overhang to be more compatible with the architectural style.
4. Provide higher quality windows, such as fiberglass or aluminum-clad wood with a darker finish color than the proposed off-white.
5. Revise garage design to stagger the planes of the proposed doors to help break up the massing in this area.
6. Provide exposed rafter tails at the roof eaves instead of the proposed boxed eaves.
7. Provide two-piece clay tile at the roof instead of the proposed s-tile and revise the color palette to provide a more traditional appearance.
8. Revise the design of the projecting bays at the front and side facades to be more compatible with the style of the proposed house.
9. Retain the existing camphor tree near the driveway; modify the driveway design if necessary to maintain the tree.

### Analysis

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

- The new building footprint will be similar to the original one-story house and consistent with the neighborhood pattern.
- The front setback of 25 feet is similar to and closely aligned with adjacent homes located on either side of the subject property and is within the neighborhood average of 24 feet.

