

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 12, 2018 DRB Case No. PDR 1723014
 Address 1616 Del Valle Avenue
 Applicant Dean Larkin Design (Jayson Gomez)

PROPOSAL: To construct a new two-story 3,374 sq.ft. single-family dwelling, a detached two-car garage with bathroom, a new pool and spa. The existing dwelling and detached garage, constructed in 1924, will be demolished.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			x			
Charchian			x			
Benlian		x	x			
Malekian					x	
Simonian	x		x			
Totals			4		1	
DRB Decision		Approve with conditions.				

CONDITIONS:

1. Modify the elevations to reflect the scale, proportions, and overall appearance depicted in the perspective rendering.
2. Add standing-seam metal cladding, matching the roof cladding, on the sides of the dormer.
3. The driveway width shall be reduced to approximately 10' between the street and the proposed gate.
4. Required decorative paving elements shall be incorporated into the concrete driveway.
5. The driveway gravel paving shall be replaced with an approved paving material.
6. The garage/bathroom building shall provide the minimum required 6 ft. interior setback.
7. All fences and gates shall have a decorative finish on exposed surfaces and shall complement the house.

8. The wood railing of the rear balcony shall be railing of a more contemporary design.
9. The location of the mechanical equipment and the downspouts shall be shown on the plans.

CONSIDERATIONS:

1. Consider adding or replacing colors with warmer colors.
2. Consider adding four oak trees in the landscape plan.
3. Consider adding standing-seam metal cladding at the front of the dormer to match the sides of the dormer and the roof.

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

- The house is set back 33 feet from the front property line where a 25-foot setback is required. The larger setback coordinates effectively with the streetscape, with the front setbacks of the adjacent buildings (approximately 39 feet) and the average setback of 37 feet.
- The detached garage is set back from the house and follows the predominant development pattern in the vicinity of the site.
- The width of the driveway, 14 ft., is excessive and should be reduced. Also, the driveway is required to incorporate decorative paving elements, such as stone or textured concrete, and the proposed gravel paving must be replaced with an approved paving material, such as concrete or stone. A condition is approved to address this.
- The minimum required interior setback of 6 ft. for the garage/bathroom building shall be shown on the plans.
- Landscaping consists of drought-tolerant plants and trees are shown adjacent to the two-story portions of the house to create a visual buffer.
- All fences and gates shall have a decorative finish on exposed surfaces and shall complement the house.

Massing and Scale: The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The proposed house is two-stories with the second story set further back than the first story from the street and is consistent with the pattern of neighboring houses.
- The massing at the front of the house is broken up into small volumes by changes in façade planes and use of deep covered porches.
- The side yards are varied and add interest to the sides of the house.
- The use of small gables and a shed dormer over the main gabled roof of the house adds interest to the roof.
- The gabled portion of the building adjacent to the front porch and the front shed dormer appear to be out of scale and not adequately integrated into the overall building mass. A condition is approved to address this.
- The middle gabled portion of the house appears monumental in the West and East Elevations. Additional articulation, redesigned windows, and a change in material is necessary to promote a more refined appearance. Also, a reduction in overall building height may be appropriate. A condition is approved to address this.

Design and Detailing: The proposed design and detailing are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The main entry is recessed and integrated into the front porch design and does not appear monumental.
- The windows and doors (except the front door which is of a different style) are metal clad with divided lights and consistent in style.
- The windows within the middle gabled portion of the house on the East and West Elevations appear excessively large and face the driveway and side yard. A condition is approved to address this.

- The finish materials and colors consisting of plaster, wood panel, stone and metal roofing are consistent with the contemporary style of the house. Additional materials, such as masonry or wood cladding, are necessary to relieve the large plaster areas and to break up the visual mass of the building volumes. The wood railing of the rear balcony is not appropriate to the style of the house. A condition is approved to address this.
- The location of the mechanical equipment (except for the pool equipment) is not specified. Also, gutters are shown on the plans but downspouts are missing. A condition is approved to address this.

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 Chris Baghdikian