



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 26, 2018

DRB Case No. PDR1726001

Address 1237 Linden Avenue

Applicant Vartan Jangozian

PROPOSAL: To demolish the existing one-story, 1,284 square-foot, single-family residence (constructed in 1922, and altered in 1931), and to construct a new 1,883 square-foot, two-story single-family residence with a detached, 484 square-foot, two-car garage on a 6,278 square-foot lot, located in the R1 (FAR District I) Zone.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian					X	
Charchian			X			
Malekian	X		X			
Simonian		X	X			
Totals			3	0	2	
DRB Decision		Approve with conditions and considerations				

CONDITIONS:

1. That the existing driveway apron along Linden Avenue shall be removed and replaced with a curb and new landscaping.
2. That prior plan to check submittal, revise drawings to show locations of gutters and downspouts for staff review and approval.
3. That the overall design of the dwelling should incorporate consistent window operations that complement the style of the building and that the elevations shall be drawn with sills (as depicted in the window section).

CONSIDERATION(S):

4. That the entire front yard shall be re-landscaped with a variety of low or very low water-use California-friendly ground plants enhance the appearance of the dwelling and increase visibility of the property dwelling to the street.
5. That the front archway and porch should be redesign to better complement the neo-Mediterranean style of the dwelling.
6. That the front walkway, leading from the sidewalk to the front entry, shall be narrower to match the scale of the dwelling and allow for an increased landscape area.
7. That two-piece clay tile shall be used.

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 single-family dwelling will be oriented towards Linden Avenue with street front setback average of approximately 25-feet. The site planning of the dwelling will be similar to the surrounding properties and is appropriate for the lot.
- The new detached garage and driveway will be appropriately located at the rear of the property, given the narrow width of the lot. Access to the garage will be provided via an existing public alley.

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

- The overall mass of the building is appropriate for the neighborhood and the articulated street facing facade helps avoid having an overbearing massing and blend with the neighborhood context. Limited articulation is provided at the the east interior elevation, due to the narrow lot width (40-feet wide) and limited building area.
- The overall height of the building will be 25'-4". The second floor of the building is stepped away from the street front property line 40-feet, reducing the mass and scale of the new building.

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

- The neighborhood is comprised of a variety of architectural styles, which includes modified Spanish, nondescript, and Minimal Traditional single-family dwellings. The neo-Mediterranean style for the proposed residence relates to the context of the surrounding neighborhood.
- As conditioned, the materials and finishes support the neo-Mediterranean design of the building.

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, Planner