



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 8, 2021 **DRB Case No.** PDR 2104324

Address 1362 Linden Avenue

Applicant Amado Landin

Project Summary:

The proposed project involves the demolition of an existing 443 square-foot, detached, 2-car garage, and to construct a new 750 square-foot, detached, two-car garage/workshop; and to add a total of 223 square feet to the front and 422 square feet to the rear of an existing one-story, 1,588 square-foot single-family dwelling (constructed in 1925) on an 8,218 square-foot lot, located in the R1 I (Low Density Residential, Floor Area District I) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas			X			
Simonian		X	X			
Smith	X		X			
Tchaghayan			X			
Welch			X			
Totals			5	0		
DRB Decision		Approve with conditions.				

Conditions:

1. The front addition is to be recessed and pushed further away from the street to eliminate the flat wall appearance and break the facade into separate volumes.
2. Delete the half-timbering at one or more of the front gables. Shingle siding may be substituted to provide color and textural differentiation.
3. The brick veneer at south elevation along the driveway should continue towards the rear and terminate at a logical location, such as the rear/side porch.

4. The front entry door is to be simplified with a more traditional style that complements the overall style of the building, such as a paneled front entry door with side lights.
5. The entry steps should be reduced in width and simplified to balance with the modest scale of the building and complement entryway pattern of the neighborhood.
6. Reduce the height of the window opening at the south façade to be more consistent with the proposed style and the other window openings.
7. Provide a dark brown color for the windows, trim, and railings.
8. Prior to plan check submittal, the window schedule is to be updated to match the design, quality, and placement of the windows proposed at the front elevation.

Determination of Compatibility: Site Planning

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

- The proposed project does not significantly alter the site planning of the lot, as the additions generally follow the rectangular shape of the lot and are primarily sited at the rear. Overall, the project maintains the prevailing street front setback of the neighborhood.
- The additions to the dwelling will be set back with code compliant setbacks at 25 feet, 6 feet, 56 feet and 14 feet from the western (street front), northern, eastern and southern property lines, respectively.
- The project will provide a new crepe myrtle tree at the front yard and new ground cover and shrubs along the side yard and driveway.

Determination of Compatibility: Mass and Scale

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

- As conditioned, the front yard addition is to be recessed further away from the street to break up the flat wall into separate volumes and to provide visual reduction in building mass and greater articulation.
- The maximum height of the dwelling will be 17'- 3" and is designed well to complement the surrounding neighborhood context.
- As conditioned, the location and configuration of the additions relate well with the building concept, and neighborhood pattern.

Determination of Compatibility: Design and Detailing

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

- The windows and doors are constructed of quality materials, such as wood and aluminum-clad wood, and will be recessed into the wall. The operation for these windows will be double hung and horizontal sliding windows at the rear.

- The materials and finishes are appropriate to the design of the building. The project incorporates a combination of quality materials, such as, smooth stucco, half-timbering at the street facing gable, a brick veneer base and a metal shake roof are incorporated within the project's design.

DRB Staff Member Dennis Joe, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.