



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 9, 2023 **DRB Case No.** PDR-001807-2023

Address 1230 Bruce Avenue

Applicant Ben Maertens

Project Summary:

To construct a 651 square-foot, second-story addition to an existing 1,252 square-foot, single-story, single-family house (built in 1939) and a new, detached two-car garage to the rear of an existing 6,600 square-foot lot, located in the R1-I (Floor Area District I) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian		X	X			
Simonian					X	
Tchaghayan			X			
Welch	X		X			
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions:

1. That all new proposed window material will be replaced with wood or fiberex to more closely match Window Replacement Guidelines.
2. That the proposed tile pattern for the front facing window niche be provided for Planning review and approval.
3. Identify lighting, equipment (A/C), and drainage on the plans for Planning review and approval.

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 property will remain accessible from Bruce Avenue. The home's main entrance is and will remain in its current form.
- The new second story will be appropriately and significantly setback away from the front of the house and the street. The new second floor will primarily occupy the rear portion of the existing ground floor building footprint. Overall, the proposed setbacks (front and interior) are appropriate to the site and neighborhood.
- The existing detached two-car garage will be demolished and rebuilt in its present form and location, accessible from the existing driveway on the north side of the property facing Bruce Avenue.
- The new entry (outdoor) courtyard at the front of the house includes a fountain, a low wall, and a new walkway at the front leading from the sidewalk to the courtyard entry gate, and appropriately complements the site. Additionally, a new swimming pool and outdoor patio and landscaped areas are appropriate to the site and the neighborhood.

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:

- The neighborhood pattern features mainly one- and two-story residences in minimal traditional style.
- The proposed addition is appropriately setback from the front of the property and provides the additional square footage without appearing massive or imposing to the directly neighboring properties.
- The proposed garage matches the existing house in style and massing while complying with current Zoning code size requirements.

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 building is primarily smooth stucco in keeping with the Spanish Colonial Revival style and features a terracotta tile roof, wrought iron gates, terracotta tile patios and hand painted ceramic tiles on the façade. The front door is existing to remain.

DRB Staff Member Chloe Cuffel, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.