

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 26, 2014 DRB Case No. PDR 1403202
 Address 3921 Karen Lynn Drive
 Applicant Alex Campos

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	x			
Malekian	x		x			
Simonian			x			
Palmer			x			
Totals			4	0		
DRB Decision	Return for Redesign with Conditions and a Consideration					

Conditions:

1. Redesign the project to shift the proposed second story toward the rear of the existing building in order to make the project more compatible with the predominant one-story character of the neighborhood.
2. Minimize void spaces and double-height areas to avoid excessive bulk and mass at the second floor.
3. If applicable to the new design, the windows on the second floor of the southeast (right) elevation should be varied in size, operation, and placement for an improved fenestration pattern.
4. Avoid the use of large window openings at the second story.
5. If applicable to the new design, the separation between the top of the windows and eave along the southeast (right) elevation should be increased to an appropriate distance.
6. If applicable to the new design, the ground floor windows on the southeast elevation should rest on top of the cap of the stone base or rest on top of the stone base.
7. If applicable to the new design, the beams projecting on the underside of the overhang along the front and rear elevations should be removed or repeated on the southwest elevation.
8. Prepare site section (running parallel to the street) that includes the adjacent properties next to the subject property.
9. Prepare a material board to be submitted to staff at least one week prior to the next hearing.

Consideration(s):

1. If applicable to the new design, the white trim around each window opening against the brown windows will create a stark contrast. Consider a darker color that complements the color of the beige stucco and brown windows.

Site Planning: *The 2nd story addition should be situated on top of the existing one-story house toward the rear of the building, in order to maintain the one-story character of the neighborhood. As such, the proposal will not impact the existing site planning of the subject site and will maintain its consistency with other properties within the neighborhood. The existing northwest (left) interior setback is four feet and will be enlarged to five feet to meet Code for a 2-story building that is between 20-30 feet high.*

Mass and Scale: *The techniques used to address the massing and scale of the new second floor is generally successful on all elevations, with the exception of the southeast elevation. These elevations are stepped from the first floor. The appropriateness of the fenestration pattern helps balance the window-to-wall ratio and minimizes the excessive solid wall surfaces, which tend to make a building appear more massive. However, minimize void spaces and double height interior spaces to eliminate excessive bulk and mass at the second floor.*

These same or similar design approaches should be incorporated when the second story addition is shifted toward the rear of the building.

Building Design and Detailing: *The existing residence has a Contemporary design and the new second story and the addition will retain and enhance this aesthetic. The house features a front and side-facing gable roof design and will be clad in stucco, stone veneer base, wood windows, and composition shingle roof. Each window opening will have white wood trim to match the existing condition, which may conflict against the brown painted windows. The bottom of the ground floor windows on the northwest and southeast elevations should rest close to or on top of the cap of the stone base. Similarly, avoid large window openings on the second floor. The second floor along the southeast (right) elevation should be stepped to create modulation that is similar to all other elevations. These recommended changes will further refine the design of the project.*

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

Rathar Duong