

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 16, 2012 **DRB Case No.** 2-PDR 2011-028-B
Address 1062 Eilinita Avenue
Applicant Gary Akopian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos					X	
Keuroghelian			X			
Malekian	X		X			
Sakai		X	X			
Zarifian			X			
Totals			4	0	1	
DRB Decision		Return for redesign				

Conditions

1. Provide a presentation that compares the proposed perspective with the existing house, to accurately represent the proposed mass and scale relative to the existing house.
2. A 3-dimensional modeling of the entrance area is recommended to assist in understanding the garage area, retaining wall and stair with accurate elevations.
3. An accurate plan which demonstrates top-of-wall (TW), existing grade (EG), and finished grade (FG) shall be provided.
4. Plans and all presentation materials should be accurate and consistent with each other to present a consistent design.
5. A window schedule providing detail of the installation, operation, treatment and material is to be utilized provided.
6. The project should incorporate a simplified design and introduce elements that complement the immediate neighborhood. Angled walls in the front makes it visually complicated, and can be toned down for a better fit.
7. The roof design should be simplified. The various roof forms run into each other in awkward ways and should be simplified and better integrated.
8. The style of the garage appears to be a separate design from the house. Either separate the garage and the house so the garage belongs to the slope, or fully integrate the house with the garage below. Explore the possibility that the slope be shifted over to allow the garage to accomplish the transition between the proposed project and the house to the east.
9. Provide character in the details and not the shape of the house.

Analysis

Site Planning: *The site planning configuration is essentially the same as the previous proposal the Board had reviewed. The proposed site plan design will extend the house closer to Eilinita Avenue and will include a new street-facing excavated three-car garage. Consider revising the grading in relation to the new garage.*

Mass and Scale: *The design must be simplified to better fit into the neighborhood. As currently designed, the project does not appear appropriate for the neighborhood. The roof design is complex and must be simplified to reduce the bulky appearance. If an excavated garage is designed, the garage needs to belong to the slope or be fully integrated with the house.*

Building Design and Details: *The numerous bay windows and octagonal roofs do not appear to fit within the neighborhood and must be simplified. The design of the house must be simplified along the front façade with a compatible roof design.*

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 Division plan check. Prior to Building 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 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 C. Joe