

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 24, 2011 **DRB Case No.** 1-PDR-2011-005-A
Address 1434 Andenes Drive
Applicant John J. Yankosky

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano					X	
Yoo		X	X			
Palmer			X			
Simonian	X		X			
Insua					X	
Totals			3			
DRB Decision		Approved				

Conditions:

1. Recess the windows within a 2" stucco frame with wood sills, as shown on the submitted detail. Reconsider the window pattern and sizes on both the east and west elevations. Also, change proposed slider windows to casement or single/double-hung, with no grids. The window material shall be fiberglass, as listed on the material board.
2. Paint the front door entryway a darker brown color (not white), and reconsider its overall design to match the garage doors and window styles.
3. Change the S-tile roof material to 2-piece mission tile.
4. Eliminate the shed roof above the garage and strongly consider extending the gable roof towards the front. The rear elevation is more successful, so consider a design solution similar to the rear.
5. Re-evaluate the tower element once the roof is redesigned. Consider additional materials and details on the entry tower, such as stone or tile work; tile in the recess or around the entry would represent an improvement. The tower element is currently dwarfed by the proposed shed roof and perhaps its height can be increased a little bit once the roof is redesigned. Consider a planar differentiation at the east elevation between tower and the rest of the house.
6. Enhance the area in front of the entry tower with a courtyard-like design, incorporating details such as a fountain, tile work, bench seating, and/or three foot courtyard wall with landscaping in front.

7. Revise the landscape plan to have a little more interest in terms of variety and more planting that compliments the Spanish style of the house (such as agaves, etc). The updated landscape design should continue around the building to the rear.
8. Integrate the hardscape design at driveway and walkways using complimentary materials.
9. Consider eliminating the token arches above the garage doors or actually providing arched frames for the panel doors.
10. Consider revising the chimney to lower the proposed height or re-orient the chimney, which appears disproportionate in the current proposal. The chimney could be eliminated.

ANALYSIS

Site Planning: *Overall, the site planning for the project on this unusually small lot is driven by the development standards for homes in the R1R zone. The location of the home, driveway, garage, and site planning are constrained by the required setbacks, yet still provide a building footprint for a modest-sized single family home. The resulting location of the home in the center of the lot with an attached garage facing the street appears appropriate to the project site and is generally consistent with the existing neighborhood pattern, with the exception of a reduced front setback.*

Mass and Scale: *The overall mass and scale of the proposal fit within the context of the surrounding neighborhood. The 1-story height, the generous interior setbacks, the staggered garages of the front elevation and the recessed front entryway result in a building that appears understandable, given the small site, and somewhat compatible within the surrounding neighborhood.*

Building Design and Details: *The proposed home has been designed in somewhat of a Spanish style, with a tile roof, stucco exterior, exposed wood rafter tails, copula-covered entryway and panel garage doors. Additional conditions have been included to modify the proposal to be more consistent with the chosen architectural style. Once revised to address the above conditions, the proposed materials, colors and details would be appropriate and compatible with the proposed home and its surrounding neighbors.*

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

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 Department plan check. **Prior** to Building Department 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 Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vilia Zemaitaitis