

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 27, 2016

DRB Case No. PDR1614893

Address 1820 Oak Knoll Road

Applicant Mike Geragos

PROPOSAL: The applicant is proposing to add an approximately 793 square-foot one-story addition to the front of an existing one-story 1,725 square-foot single-family residence on a 9,580 square-foot lot, zoned R1R, Floor Area Ratio District II. The architectural style of the residence will change from a Minimal Traditional style to a Contemporary Eclectic style.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Mardian					X	
Simonian					X	
Totals			3	0		
DRB Decision		Approve with Conditions and Considerations				

Conditions:

1. Revise the installation method of proposed windows to be appropriately recessed from the face of the wall.
2. Provide revised drawings to show the use of a decorative material for the proposed three-foot retaining wall on the east side of the residence.
3. Reduce the width of the proposed walkway which appears over-scaled and increase the proposed landscaped area.
4. Indicate on plans that the existing trees on the public right-of-way will be maintained.
5. Revise the east elevation drawing to show the proposed stone veneer on the north facade turning the corner onto the east facade with a minimum dimension equal to the depth of the fireplace.
6. Provide detail drawing of the proposed stone veneer connection to the wall (joint).

Considerations:

1. New roofs should match the pitch of the existing roof (4:12 pitch). Provide revised elevations and roof plan for staff review and approval.

2. Redesign the light monitor element (over front entry roof) to be appropriately scaled and compatible with the overall design.
3. Redesign the front porch roof to be a flat roof structure to simplify the design.
4. Eliminate the front entry overhang or redesign to be more compatible to the overall design. Possibly redesign it to be similar to the revised front porch roof.
5. Reduce the size and center the proposed window on the west wall of the entryway.
6. Reduce the height of the front courtyard wall (north elevation) to align with the proposed sill height of the front facade window and maintain this wall height along the west side of the front courtyard with the exception of the proposed fireplace, and eliminate the metal trellises at the top of the courtyard wall to provide more transparency into the front yard and to simplify the design.

ANALYSIS

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 new 793 square-foot addition will be located in the front yard, at the northeast side of the existing house. The proposed addition will encroach into the existing front open space and reduce the front setback from approximately 45 feet to 15'-4". The addition appears to be consistent with the surrounding context.
- The addition will be set back a minimum of five feet from the interior property line on the west side, which is consistent with the existing site planning.
- A new fully enclosed front courtyard adjacent to the proposed addition (west side) features stucco finish walls from approximately three to five feet in height with a metal trellis above the walls and a fireplace on west side wall. The enclosed front courtyard concept is not consistent with the neighborhood context of screening with landscaping as the guidelines allow but instead it proposes tall masonry walls. Conditions of approval are recommended to reduce the courtyard wall height and eliminate the metal trellis to allow a more compatible open space transition.
- New drought tolerant landscaping is proposed at the front of the residence, in the area of the new addition. The landscape design is complementary to the proposed project. However, conditions of approval are recommended to reduce the width of the proposed entry walkway, which appears over-scaled and instead add landscaped area. Also, drawings should be revised to indicate on plans that the existing trees (Grevillea tree and Jacaranda tree) will be maintained within the street front setback.
- A portion of the existing retaining wall (river stone) on the east side of the residence will be replaced with a new three-foot high retaining and planter walls. A condition of approval is recommended to show decorative materials for the proposed three-foot high retaining wall.

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

- The size and scale of the addition is appropriate to the existing context. However, the proposed addition and its adjacent courtyard appear overly complicated and in certain locations over-scaled. Staff recommends conditions of approval to simplify roofs, the height of the courtyard walls, and elimination of the front courtyard metal trellis to make the addition more consistent in style and better-integrate into the neighborhood.
- The proposed roof design appears to be complicated but generally acceptable in form and appearance with a few exceptions including front porch roof, light monitor, overhang roof over the entryway, and the proposed roof pitch. Conditions of approval are recommended to maintain the pitch of the existing roof (4:12), redesign the light monitor element (over front entry roof) to be appropriately scaled and compatible with the overall design, redesign the front porch roof to be a flat roof structure to simplify the design, and elimination of the front entry overhang or redesign to be more compatible to the overall design. Possibly redesign it to be similar to the revised front porch roof.
- There is no change to the overall 26'-6" building height.

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 addition's proposed contemporary eclectic design is inconsistent and overly complicated. Conditions of approval are recommended to refine architectural features including roof forms and roof pitch, reduction the courtyard wall height, elimination of the courtyard metal trellis, and removal of the stone veneer at the front façade to provide consistency in the overall architectural details and design as well as appropriateness with the neighborhood context.
- A condition of approval is recommended to reduce the size and to center the proposed window on the west wall of the entry element.
- The proposed finish materials include stucco, Hardie siding, and stone veneer. A condition of approval is recommended to replace the proposed stone veneer finish on the front facade with a stucco finish to provide consistency in the overall architectural concept.
- The proposed white fiberglass windows consist of casement, fixed, and awning windows with Hardie trim surrounds. A condition of approval is recommended to revise the proposed window installation method to be appropriately recessed from the face of the wall.
- New permeable paving (flagstone) is proposed for the front courtyard.

The Design Review Board approves the design of projects only. Approval of a project by 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 **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 plan 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.

DRB Staff Member Aileen Babakhani