

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 8, 2015

DRB Case No. PDR 1417409

Address 1651 Glorietta Avenue

Applicant Hamlet Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer	x		x			
Charchian			x			
Malekian			x			
Simonian		x	x			
Mardian			x			
Totals			5	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Revise the site plan to provide a minimum front setback of 32 feet, which may be increased to up to 39 feet at the applicant's discretion.
2. Increase the setback of the second floor of the front façade to 10 feet from the first floor façade.
3. The width of the column/base of the trellis/loggia attached to the garage shall be reduced to achieve a proportion/scale that is appropriate to the proportion/scale of the building.
4. Incorporate two separate windows, rather than the paired windows, at the west, second-floor bay at the front façade, to enhance the window pattern.
5. Remove the columns/piers at the front porch from the proposal.
6. Limit the number of exterior light fixtures at the front façade by keeping them focused at entryway.
7. Significantly reduce the size of the rear balcony and incorporate a trellis structure over the remaining portion of the first floor covered patio.
8. Move the pool so that it is no closer than 5 feet to the drip line of the oak tree that overhangs the property line.
9. Correct the roof plan to ensure that areas of shallower slope will be able to accommodate the proposed roof shingles.

10. Break the rear podium wall into two sections, with the lower portion being at the property line and the upper portion being offset to the north, in order to reduce its scale as experienced from the property to the south.

11. All paving at the rear shall be permeable.

Site Planning: *The proposed residence will be located in the front portion of the lot, similar to the existing house, but with an expanded building footprint. The new house will meet all setback requirements. However, Urban Forestry Division recommends that the proposed pool should be located as far as possible from the west property line to limit interferences from the canopy of the nearby oak tree on the neighbor's property. The overall site planning is consistent with the development pattern of other residences within the neighborhood.*

Mass and Scale: *The project's mass and scale is addressed through various techniques such as stepping of the second floor from the first floor. A sensible mass and scale is further achieved by creating smaller volumes under the gable roof along the front, rear, and side elevations. Similarly, all elevations show modulation that break the building plane. The appropriateness of the windows in regards to the sizes and placement help alleviate the appearance of bare walls that might otherwise exaggerate the sense of mass and scale.*

Building Design and Details: *The proposed residence will be designed in a Craftsman-influenced style. This style will complement the various mix of architectural styles located within the neighborhood. The house features street and side facing gables and will be finished in horizontal and vertical siding and composition shingle roof. Other features include decorative attic vents and beams under each gable, hung fiberglass windows in differing compositions, and brick veneer bases supporting the columns. With the exception of the placement of the light fixtures, the columns at the front porch, the width of the columns attached to the garage, and the lack of appropriate screening on the second floor balcony/deck, the traditional design and detailing associated with the traditional style architecture are consistently and appropriately executed along all elevations.*

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
