

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 8, 2015

DRB Case No. PDR1502450

Address 1665 Ben Lomond Drive

Applicant Hamlet Zohrabians

PROPOSAL: To demolish the existing 1,868 square foot single story house and detached garage and construct a new 2,785 square foot two story house and detached 2-car garage. The house will be setback 33 feet from the front property line in keeping with existing setback. The garage will be located at the rear of the property with additional storage and an attached patio. The property is located on a 9,296 square foot lot in the R1 (Low Density Residential) Zone, Floor Area Ratio District I.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian		X	X			
Malekian	X		X			
Simonian					X	
Mardian			X			
Totals			4	0	1	
DRB Decision	Approved with conditions					

Conditions:

1. Provide site survey depicting grading, post-grading site elevations, existing and proposed perimeter walls, and any retaining walls for staff review and approval.
2. Provide east-west site section drawing.
3. Lower height of building by one foot.
4. Revise elevation drawings to correctly present the proposed roofline at the first floor roof at the front of the house.
5. Provide bracketed eaves at the first floor to match those proposed for the second floor.
6. Two-piece tile shall be used for all roofs with a brown-toned color.
7. Revise front elevation to provide greater consistency of window types and openings. Limit cast stone surround to picture window.
8. Redesign north façade to provide greater articulation at the second floor to mitigate the effect of the mass on the adjacent property.
9. All windows will be of fiberglass or of a better quality material
10. Provide sills under all windows.
11. All windows and doors depicted with muntins shall feature simulated divided lights.
12. Provide a sample of the driveway material.
13. Pool equipment shall be screened or enclosed on all sides.

Considerations:

1. Consider enlarging the proposed trash area.
2. Consider softening the driveway edge by enhance landscape along the south property line.

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 proposed two story house will be set back 33 feet from the property line and will retain the existing street front setback.
- A new two car garage with a side canopy and extra storage will be built at the rear of the property, maintaining the existing location and reflecting the dominant neighborhood pattern.
- The existing location of the driveway will be maintained; driveway paving will be replaced with concrete pavers.
- Drought tolerant landscaping will be provided.
- The existing 6-foot high concrete block walls on the north and west interior property lines will remain and the existing 4-foot high concrete block wall on the south interior property line will remain.
- Site grading will allow the house to be built closer to street level, helping mitigate its mass.

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 second floor will be set back between 6-feet, 6-inches and approximately 25 feet from the first floor to modulate the front façade and push the second floor mass back from the street.
- Site grading allows the house to be pushed lower than the existing house, helping mitigate the two-story volume as seen by the property to the north. A condition is recommended to enhance the articulation of the second floor of the north façade to help break up the massing.
- The massing of south and rear facades is appropriate to the design and compatible with adjoining properties.
- The various hipped roof forms create an interesting roofline that helps break up the overall massing.

Building Design and Detailing: The proposed building design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The design of the proposed building and garage is influenced by the Spanish Colonial and Mediterranean Revival styles, which are appropriate in the eclectic neighborhood.
- The stairway rotunda provides an interesting building form, enhancing the appearance of the front façade.
- The three openings at the ground floor of the front façade create a composition that is too balanced. Consider substituting windows for the French doors at the left.
- Window openings on side walls facing neighboring homes are minimized for privacy.
- High quality construction material will include smooth plaster exterior walls, clay roof tiles, painted wood rafter tails.
- Ground floor eaves are continued on the sides to create horizontal breaks.
- Plastered molding will surround the large arched living room picture window facing Ben Lomond.
- Windows and exterior patio doors will be fiberglass framed dual gazed recessed in exterior walls.
- Trash storage is inset into the south building wall, screening it from view.
- The painted and plastered chimney cap is integrated with the 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 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 Kathy Duarte