



DESIGN REVIEW BOARD RECORD OF DECISION

(Revised)

Meeting Date December 15, 2016

DRB Case No. PDR1526180

Address 2070 West Mountain Street

Applicant Rodney V. Khan/Khan Consulting Inc.

PROPOSAL: A proposing to demolish an existing fire-damaged 2,922 square-foot, two-story house with an attached 2-car garage (built in 1925 and remodeled in 1987) on an 11,885 square foot lot, and build a two-story 3,185 square foot house with an attached 2-car garage. The property is zoned R1 (Low Density Residential).

DESIGN REVIEW

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

Conditions:

1. Keep the house at the existing grade and follow the topography to avoid unnecessary height.
2. Lower plate heights at the first and second floors to provide floor-to-ceiling heights not greater than 9 feet.
3. Incorporate additional façade articulation to reduce the sense of mass.
4. Reduce the monumentality of the front entry porch and the overall massing of the front façade by incorporating a greater amount of one-story massing facing the street (use nearby property at 2033 W. Mountain as a reference).
5. Simplify the ironwork at the front door, gates and balconies to better match the style of the house and establish a common design motif. Reduce the overall amount of ironwork at the rear façade.
6. Reduce the size of the rear porch columns to be less monumental.
7. If a railing is required at the front balcony at the left side of the facade, staff recommends a condition that the relationship between the roof and balconies at the front façade be redesigned to eliminate the railing.

Analysis

Site Planning: The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The new house will be located in essentially the same location as the existing house, with the rear yard step-down maintained. However, the pad will be raised so that the front entry will be level with the street. Staff is recommending a condition of approval that the house remains at the existing grade and better follow the topography to avoid unnecessary height.
- The front entry porch is setback 26-feet, 3-inches from the front property line, with the garage setback 39-feet keeping with the average neighborhood front setback of 25 feet.
- Garage locations vary in the neighborhood between attached and detached.
- The driveway paving will be new concrete pavers to match the style of the house.
- The existing trees will remain and drought tolerant landscaping will be provided.
- The front gates are too ornate. Staff is recommending a condition of approval to simplify the style of the gates.
- New interior property line concrete walls will be stucco finished to match the house.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings for the following reasons:

- Although the second story steps back from the first story, the house appears too boxy and massive. Staff recommends a condition of approval to incorporate additional breaks in the massing and the reduction of the plate heights to improve the overall scale and massing.
- The property slopes slightly downhill. The grade is proposed to be raised to create a flat pad. Staff is recommending a condition of approval that the house remains at the existing grade and follow the topography.
- The balconies at the front elevation may (particularly the east side) not meet Building Code for railing height. If railing is required, staff recommends a condition that the relationship between the roof and balconies at the front façade be redesigned to eliminate the railing.
- The rear porch columns are too large, creating a sense of monumentality. Staff is recommending a condition that the columns be reduced in size.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site and its surroundings for the following reasons:

- The design of the proposed building and garage is influenced by a Neo Spanish style, which is appropriate in the eclectic neighborhood.
- The location of the entry provides an appropriate focal point; however, the front door is too ornate for the style of house. Staff is recommending a condition that the door design be simplified.
- High quality construction material will include smooth finish stucco, aluminum clad wood windows and concrete roof tiles.

The Design Review Board approves/recommends the design of projects only. Approval/recommendation of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

DRB Staff Member Kathy Duarte