



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 16, 2018

DRB Case No. PDR1722353

Address 708 South Columbus Avenue

Applicant Edward Hagobian

PROPOSAL: To demolish the existing one-story, 846 square-foot, single-family residence (constructed in 1932 and altered in 1944), and to construct a new 2,664 square-foot, two-story single-family residence with a detached 441 square-foot, two-car garage on a 5,850 square-foot lot, located in the R 2250 Zone.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	
Totals			3		2	
DRB Decision		Approve with conditions.				

CONDITIONS:

1. That the windows shall be recessed within their openings as depicted in the renderings and reinforce the building's overall design. A vertical section drawing should be submitted for staff to review to verify their appropriateness to the design.
2. The proposed lawn (grass) at the street front setback shall of a variety identified on www.bewaterwise.com or WUCOLS.
3. That the design and finish detail for the fence, gate and walls shall be complementary to the style of the building and provided to staff for review prior to plan check.
4. That the window design should be revised to include exterior grids to enhance the overall design and be more in keeping with the proposed style.
5. Provide external muntins grids at all windows with a pattern, to be reviewed and approved by staff, that is in keeping with the style of the house.
6. Revise drawings to show locations of gutters and downspouts for staff review and approval.
7. Revise the shape of the proposed rectangular front picture window to provide greater architectural interest and be more in keeping with arched windows found on houses of similar style.

CONSIDERATION(S):

8. Consider revising the shape of the driveway gate to simplify its profile and be more in keeping with the style of the house.
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ANALYSIS:

Site Planning: The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The new single-family dwelling will be oriented towards South Columbus Avenue with street front setback average of approximately 26-feet. The site planning of the facility will be similar to the surrounding properties and is appropriate for the lot.
- The detached two-car garage will be located at the rear of the property and away from the street. Access to the garage is provided via a decorative interlocking concrete paver driveway.
- The new landscaping will be California-friendly and appropriate to the design of the new facility. A condition is recommended that the lawn at the front yard be of a variety identified on www.bewaterwise.com or WUCOLS.

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

- The overall mass of the building is appropriate for the neighborhood and the highly articulated facades help it avoid having an overbearing massing and blend with the neighborhood context.
- The overall height of the building will be 24'-8". The second floor of the building is stepped away from the street front property line 29-feet, reducing the mass and scale of the new building.
- The neighborhood is comprised of primarily one and two-story single- and multi-family residences. The new two-story single-family dwelling is consistent with the varied mass and scale of the neighborhood's buildings.

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

- The neighborhood is comprised of a variety of architectural styles, which includes modified Spanish, Craftsman and Minimal Traditional single-family dwellings, as well as nondescript multi-family buildings. The Spanish style for the proposed residential is well designed and relates to the context of the surrounding neighborhood.
- The casement and fixed windows are appropriate to the overall design. The window placement should be clarified, and a cross section drawing and should be submitted for staff to review to verify their appropriateness to the design. Staff recommends the windows should be installed in a manner to allow the recessed conditions depicted in the renderings and reinforce the building's overall design.
- The window design should be revised to include exterior grids to enhance the overall design and be more in keeping with the proposed style.
- The materials and finishes support the design of the building, which will include smooth stucco, two-piece clay tiled roof, wood fascia, tumbled red brick and wood sills.

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 Dennis Joe, Planner