

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 24, 2018 **DRB Case No.** PDR 1804178

Address 1970 Rangeview Drive

Applicant Amir Kacem

Project Summary: The applicant is proposing to demolish the existing one-story, 1,735 square-foot, single-family residence and the detached two-car garage (constructed in 1922 and altered in 1935), and to construct a new 3,270 square-foot, one-story, single family residence with an attached 450 square-foot, two-car garage on a 12,735 square-foot lot located in the R1 (FAR District I) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian		X	X			
Charchian			X			
Malekian					X	
Simonian			X			
Totals			4			
DRB Decision		Approve with conditions.				

Conditions:

1. Obtain street tree permit for removal and planting replacement trees and adhere to tree protection guidelines required by the City's Urban Forestry Section for the work near the street trees.

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 one-story house with an attached two-car garage facing Rangeview Drive is consistent with development pattern and site planning of the neighboring properties.
- The proposed house will not alter the site planning of the existing house significantly. The existing house has a front setback of 34'-6", which will be changed to 28 feet, similar and consistent with the adjacent properties and larger than the neighborhood average of 26-foot front setback.
- The existing house has an interior setback of 3'-0" on the south side and 22'-0" on the north side along the existing driveway. The new house will be set back 6 feet from the north and south property lines and will provide appropriate distances from adjacent properties as required by the Zoning Code.
- New circular driveway with decorative paving (flagstone) will replace the existing concrete driveway and landscape at the front of the house. The location of the new attached garage and new circular

driveway are appropriate to the neighborhood, which has a mixture of attached and detached garages.

- New landscaping complements the overall design. Two of the street trees (Mimosa trees) will be removed and replaced with the same species at new locations along the street frontage to allow for the new driveway.
- The proposed 6 foot high perimeter walls with stucco finish and wrought iron gates complement the overall design.

Mass and Scale:

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

- The overall scale and proportions of the proposed one-story house are similar to the mass and scale of the existing house and compatible with the neighboring properties.
- The overall height of the house will be 19'-0", lower than the maximum allowable height in this zone of 28'-0".
- The proposed front elevation is appropriately articulated with projection of garage, the entry porch, and the projected three sided bay window.
- The roof configuration, which is a combination of hipped roofs with a roof pitch of three feet in twelve feet (3:12) are appropriate to the overall context and design and help reduce the sense of mass in relation to the street and adjoining properties.
- The placement and mass of the proposed two chimneys are appropriate to the overall design.

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 proposed architectural details and materials including smooth stucco finish, stone veneer wainscot, roof tile (gray flat tile), primary door, garage doors, and overall material textures and colors reinforce the proposed contemporary design concept and are consistent with the architectural style of the neighboring houses.
- The front entry with double pane metal doors is well integrated into the overall design.
- The material, type, size, and color (bronze) of the windows are appropriate to the style of the house. The windows throughout the house will be aluminum clad wood fixed and casement windows with stone sills at the front facade. All windows will have external grids and will be appropriately recessed in the walls.
- Decorative pavers are proposed for the new circular driveway and walkway on the front of the house.
- The two proposed wrought iron entry gates at the sides of the house are appropriate to the overall design.
- The proposed 544 square-foot pool patio cover/BBQ area at the rear of the property is consistent with the overall design and detailing of the house.

Staff Member

Aileen Babakhani

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.