



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** June 13, 2019      **DRB Case No.** PDR1903209  
**Address** 910 Rasic Ridge Road  
**Applicant** Hamlet Sadekyan

### Project Summary:

The applicant is proposing to add 1,072 SF and remodel the existing two-story, 2,977 SF single-family house built in 1964, on the 10,406 SF lot in the R1R, Floor Area Ratio District II zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					x	
Benlian			x			
Boyajyan		x	x			
Simonian	x		x			
Totals			3	0	0	0
<b>DRB Decision</b>	Approved with conditions.					

### Conditions:

1. Details of gates and perimeter walls shall be provided for approval.
2. The width of the entry walkway shall be as shown on the site and shall be dimensioned on the plans.
3. Decorative paving materials shall be specified on the plans.
4. The location of the mechanical equipment (air conditioning condensers, pool equipment) and the location of the trash containers shall be specified on the plans.
5. The windows frames shall be fiberglass or better.
6. The location and finish of any exposed downspouts or associated elbows shall be shown on the plans.
7. The front door proportions and operation shall be as shown in the perspective rendering with a wider middle leaf.

## **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 location of the building on the property is consistent with the neighboring development pattern.
- The location of the attached garage in the front portion of the property is consistent with the neighboring development pattern. Also, the third garage space is a tandem space that does result in an increase of the existing garage door size or driveway area.
- The proposed landscape plan specifies a variety of plant materials, including trees in the front of the house and in the back.
- Details of proposed gates or perimeter walls, if any, are required to determine compatibility with the house.

### **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 second story is stepped back from the first story in the front and sides of the building, consistent with the guidelines.
- The building is designed in the Mediterranean style and is consistent with the proposed massing.
- The building consists of appropriately-proportioned and articulated volumes. This treatment is enhanced by roofed volumes over portions of the first story that provide a transition to the second floor, which reduce from the visual mass.
- Proposed hipped roofs are consistent with the Mediterranean style.

### **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 main entry is designed as a single-level hipped mass that integrates with the design of the house.
- Window and patio door are proportioned appropriately for the building volumes and are specified to be white vinyl frames with precast concrete trims.
- The entry door and garage door are specified to be wood with an aged mahogany color.
- Quality materials appropriate to the Mediterranean style will include stucco, precast concrete base, black wrought iron railing, and Spanish clay roof tiles.
- Paving materials are not specified. A condition to this effect is appropriate and listed below.
- The location of the mechanical equipment or trash containers is not specified and a condition to this effect is recommended.

DRB Staff Member Chris Baghdikian

#### **Notes:**

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.