



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date Nov 10, 2022 **DRB Case No.** PDR 219-2022

Address 2667 Bogue Drive

Applicant Sevan Benlian

Project Summary:

To construct a new, 3,151 SF, two-story, single-family dwelling with an attached, two-car garage on an approximately 11,900 SF, upslope lot, located in the R1R zone, Floor Area Ratio District I. The existing fire-damaged house built in 1958 will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					x	
Kaskanian		x	x			
Simonian			x			
Tchaghayan					x	
Welch	x		x			
Totals			3	0	2	
DRB Decision	Approved with Conditions					

Conditions:

1. The location and specifications of all retaining walls shall be shown accurately across the various plans for review and approval.
2. Review the consistency between the Cut & Fill Plan (Sheet A-4) and other plans. Revise as necessary for review and approval.
3. Review and design the area at and around the driveway for the required sidewalks. Modify the affected plans accordingly for review and approval.
4. The landscape plan shall be stamped by a landscape architect and the area around the driveway shall be modified as necessary for review and approval when this area is redesigned for the required sidewalks.
5. Show the skylights detailed on Sheet A-20 (Specifications) on the plans and elevations.

6. Specify the location of the exterior mechanical equipment.
7. Specify the location of the downspouts.

Consideration:

None.

Determination of Compatibility: 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 house and the garage are located in the same general location as the existing house and garage and make use of the existing building pad. The proposed driveway will remain in the same location as the existing.
- The retaining walls in the front of the property, although not shown consistently in the plans, appear to be appropriate to the proposed design when clarifications are provided for review.
- The area of the driveway and walkway/stairs at the front can be adequately designed and in a code-compliant manner.

Determination of Compatibility: 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 mass and boxy character of the building have been appropriately modified by the combined effect of reducing the size of the house, replacing the flat roof with a gabled roof, using lower eave lines, deleting the tall, dark, two-story, wood-clad volumes, and adding planters on the front.
- The building, as modified, steps with the topography. At the front, the second story deck projection has been reduced and made to recede. On the back side, the second story walls appear less stacked over the first story due to change of finish between the two levels and the lower eave line of the new gable roof.
- The building, as modified, uses a hierarchy of architectural forms to appropriately break up the mass, by deleting the imposing, black stone-clad vertical volumes, by notching the trellis at the front, and by integrating the front double volume entry within the sloping roof of the house.
- The single-level flat roof of the house has been appropriately replaced with a gabled-roof with two ridgelines at different levels and helps add variation, soften the building mass, and provide greater consistency with other roof forms in the area.

Determination of Compatibility: 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 building, as modified, has been more appropriately designed and less boxy with a sloping roof, deletion of tall, dark wood-clad volumes, and more differentiation with different finishes between the first and second floors.
- The entryway is integrated within the design of the sloping roof of the house and does not appear to be monumental.
- The fiberglass-clad windows are appropriate to the house design and consistent around the house. Also, the types have been reduced from nine to seven.
- There are skylight details included on Sheet A-20 (Specifications), but it is not clear where these will be located. The applicant has indicated that the skylights have been deleted.

- The roof deck and exterior access stairs at the rear have been appropriately deleted. Also, the possibility of a second story deck over the garage in the back of the house has been eliminated.
- The proposed colors, as modified, consist of more muted colors which add softness to the overall design and are consistent with the guidelines. Also, colors and materials are used to break up the first floor from the second floor.
- The location of the exterior mechanical equipment is not specified. Also, there are a limited number of downspouts shown on the elevations and it is unclear if these will be sufficient for the various roof sections and gutters. These are conditioned for review.

DRB Staff Member Chris Baghdikian, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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 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.