



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 9, 2023 **DRB Case No.** PDR 000418-2022

Address 1514 N. Columbus Ave.

Applicant Stephanie Harroch

Project Summary:

To construct a new two-story, 3,282 square-foot single-family residence with a detached 441 square-foot two-car garage on an 13,504 square-foot lot in the R1, FAR District I. The project also includes the construction of a new pool/spa and 500 square-foot pool cabana. The existing 1,534 square-foot single-story residence and detached garage, built in 1932, has been largely demolished without permit. The remaining portion is proposed for demolition as part of this project.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Kaskanian			X			
Simonian	X		X			
Tchaghayan			X			
Welch			X			
Totals			5	0		
DRB Decision		Approved with Conditions				

Conditions:

1. To improve overall massing, on the front façade push back the right side of the second floor from the first floor to increase the amount of step-back between these floors.
2. Applicant shall work with staff to dramatically reduce the size of the rear balcony through the use of roof forms and planters.
3. Reduce the height of the garage and covered patio at the rear of the property to provide better proportions and a reduced sense of mass.

4. Landscape plans shall be amended to eliminate the front courtyard wall, reduce the width of the entry walkway and include drought-tolerant landscaping between the rear covered porch and the pool. Revised plans shall be reviewed and approved by staff.
5. Develop a more cohesive window pattern and window sizing at the north and south facades in order to break up the massing at these walls and provide better proportions.
6. Add windows at the north side kitchen façade and eliminate the kitchen “bump out”.

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 street front setback is consistent with the neighborhood, particularly the east side of North Columbus Avenue, where the subject site is located.
- A new detached garage located at the rear of the site is consistent with the majority of houses on the street.
- Landscape plans shall be amended to including drought-tolerant plants to be installed between the rear covered porch and the proposed pool and a reduced front walkway width.

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:

- Alterations to the design of the residence, including additional second floor step back at the front façade, increasing the size and/or number of windows on the site elevations and eliminating the kitchen bump out will reduce massing of the residence.
- The south side yard setback is varied to create a side dining courtyard and provide relief to this elevation.
- The main entrance to the residence is prominent without being monumental.
- The roof design (shallow pitch with a flat well in the center) re-enforces the neo-Mediterranean style of the residence.

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 design of the residence utilizes high-quality materials, including smooth troweled stucco, limestone entry surround, aluminum windows and doors, and clay barrel tile.
- Permeable paving is proposed within the driveway leading from the street to the front of the residence.
- The style of the garage and pool house is consistent with the style of the main residence. Height of both structures will be reduced for better proportions.

DRB Staff Member Roger Kiesel, Senior Planner

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.