



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 25, 2024 **DRB Case No.** PDR-002351-2023

Address 351 Spencer Street

Applicant Alen Malekian

Project Summary:

Applicant to demolish an existing 1,828 square-foot, two-story, single-family dwelling (constructed 1924) and to construct a new 2,350 square-foot, two-story, single-family dwelling with an detached 450 square-foot garage on an 8,005 square-foot lot, zoned R1 (FAR District I) Zone. The new house will closely resemble the previous house on the site, which was damaged in a fire.

Design Review:

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

Conditions:

1. Two-piece barrel tile be utilized in lieu of “s” roof tiles to match the aesthetic shown above the front entry on elevation drawings.
2. The windows are to be recessed into the wall to match the aesthetic portrayed on the rendered perspectives.
3. Exterior lighting are to be limited to locations adjacent to entry ways and walkways, and the pair of lightings at the second level and street facing facade are to be removed.

4. The new driveway shall contain decorative paving elements (such as brick, stone, stamped concrete) to provide for an aesthetically pleasing appearance from the public right-of-way.

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 project's setback complies with zoning code standards and is within neighborhood street front setback average. The new single-family dwelling will be centrally concentrated on the lot and will largely follow the building footprint of the previous house.
- The new detached two-car garage and driveway pattern replicates the site planning design of the previous house. As conditioned, the driveway will consist decorative paving elements (such as brick, stone, stamped concrete) to provide for an aesthetically pleasing appearance from the public right-of-way as required by the zoning code.
- The landscape design will complement the site design with a variety of low or very-low water use trees, shrubs and ground cover identified on WUCOLS or www.bewaterwise.com, such as, Fruitless Olive trees, Hopseed bush, Jerusalem Sage, Creeping Fig, Crimson Rockrose, Morning Light Rosemary and California Gray Rush.

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 building's design largely replicates and returns the massing concepts of the previous fire damaged building. As a result, the project's massing concept fits into the neighborhood and will not appear to be out of scale.
- The neighborhood is comprised of primarily one and two-story single-family residences, as well as multi-family residences on North Columbus Avenue. The two-story single-family dwelling is consistent with the varied mass and scale of the neighborhood's buildings.

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:

- As conditioned, the project incorporates design details that are complementary to the desired Modern Spanish style, such as, 2 piece barrel roof tiles, aluminum clad wood doors and windows, and terracotta clay tile, to match the Modern Spanish style of the building.

- The project includes quality aluminum clad wood windows with a combination of horizontal sliding, fixed, and casement operations. The windows include external horizontal grids with a three-light pattern that complements the Modern Spanish style.

DRB Staff Member Dennis Joe, 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.