



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date Oct. 24, 2024 **DRB Case No.** PDR-003436-2024

Address 1712 Glorietta Ave.

Applicant Stephen Bodozian

Project Summary:

To demolish the existing, one-story, 1,246 square-foot (SF) single-family house (built in 1931) and construct a new, two-story, 3,100 SF single-family house with an attached 448 SF two-car garage on a 7,765 SF lot, zoned R1-II (Low Density Residential, Floor Area Ratio District II).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian					X	
Simonian					X	
Tchaghayan		X	X			
Welch	X		X			
Totals			3	0		
DRB Decision		Returned for Redesign				

Conditions:

1. Restudy and reduce the building’s overall mass and scale, forms and proportions. Avoid an overwhelming presence facing the street, respecting adjacent homes as well as other modestly-scaled homes in the neighborhood. In doing so, reduce the building’s mass and scale by:
 - Pushing the garage further back in relation to the main (front) façade and the street, minimizing its prominence at the front.
 - Placing and pushing back the second floor further away from the street. And step back the second floor further from the ground level (all sides), especially at the front (facing the street) and east (left) side of the house.
 - Significantly reducing the ceiling height on the ground level.

- Restudying the front porch columns, appropriately adjusting and balancing them.
2. Restudy the window material, design, operation, installation, etc., showing consistency throughout. And use a higher quality window material (e.g., fiberglass or aluminum clad), not vinyl.
 3. To the extent possible, keep the existing driveway apron (curb cut) in its present form. If some widening of the existing apron is required by Public Works Engineering, minimize its width, avoiding an excessively large apron, and possibly preserving the existing street tree. Consult with the Public Works Engineering to determine driveway apron requirements. Also, reduce the width of the proposed driveway on-site while still providing reasonable and safe ingress to and egress from the on-site parking garage.

Consideration:

1. Consider adjusting the floor plan as a way to appropriately reduce the home's overall mass and scale.

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 new house appropriately follows the site's topography. The proposed site plan reflects the lot's current topographical features/grading, with the new house proposed in generally the same location as the existing, but within an enlarged footprint that conforms to the building pad on the site.
- The new house will be accessible from Glorietta Avenue and driveway access will remain on the east side of the property. The proposed driveway apron and on-site driveway is too wide and introduces excessive paving at the front. As conditioned by the Board, to the extent possible, minimize the width of the driveway apron and the on-site driveway leading to the new garage.
- Overall, the building footprint location is appropriate to the site and the neighborhood as conditioned by the Board to push the garage further back from in relation to the main façade and the street, making it less prominent.
- New drought tolerant landscaping is proposed, appropriate to the site and the neighborhood.
- A covered porch is proposed at the front of the house and a new, 440 SF attached patio trellis is proposed at the rear of the house. Both the front porch and rear patio are appropriately located on the ground level, respecting the privacy of adjacent properties.

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 proposed mass and scale, and proportions of the new building do not relate well to adjacent and surrounding one-story, modestly scaled homes in the neighborhood. Reduce the building's overwhelming presence facing the street, respecting adjacent and general neighborhood context. As conditioned by the Board, restudy and reduce the home's mass and scale and proportions, avoiding an overwhelming presence facing the street, and respecting adjacent homes as well as modestly-scaled homes in the neighborhood. For example, push the garage further back in relation to the main (front) façade and the street, minimizing its prominence at the front, step back the second floor further away from the ground level on all sides, especially at the front and the east side of the house, reduce the ceiling height on the ground level, and restudy the front porch columns, appropriate adjusting and balancing them.

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 new house is designed in a contemporary modern style with some traditional style elements. The house employs a variety of volumes and mix of materials for architectural effect. The façades are appropriately articulated through the use of color, fenestration, cladding, and roof design.
- The proposed materials include a variety of finishes, which help reinforce the overall contemporary building design including, white smooth stucco finish combined with white stone veneer, and dark brown vinyl windows. Also, the front entry door as well as the garage door provides a natural wood finish. Overall, the building's warm color combination (white color for walls and dark brown for windows, doors and fascia), finishes and details complement the site, building design, and the neighborhood as recommended by the Guidelines.
- The main entryway to the house consists of a modest, single wood door, properly integrated into the front porch roof and overall building design. The entry is not monumental in scale or character.
- The design of the new house includes a front porch and trellis patio at the rear of the house on the ground level so as to not compromise the privacy of adjoining development.
- As proposed, dark brown nail-in frame recessed windows with a sill underneath are appropriate. As conditioned by the Board, restudy the window material, design, operation, installation, etc., showing consistency throughout. And use a higher quality window material (e.g., fiberglass or aluminum clad), not vinyl.

DRB Staff Member Milca Toledo, Senior Planner