

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 27, 2015

DRB Case No. PDR 1506523

Address 621 West Glenoaks Boulevard

Applicant Marty Whitcomb, Whitcomb Designs

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	x		x			
Charchian		x	x			
Malekian					x	
Simonian					x	
Mardian			x			
Totals			3	0	2	
DRB Decision	Approve with Conditions and Consideration					

Conditions:

1. Submit an exterior lighting proposal for staff review and approval.
2. Revise elevations to accurately depict sills at all window openings.
3. Lower gable vent at front façade to fit more proportionally within the gable.
4. Break rooflines at east and west facades by extending eaves over the projecting volume at the west and the door opening at the east.
5. All new trees to be 24" box.
6. Provide condensate drainage at the rear compressor units that will avoid unsightly drain lines.

Consideration:

1. Consider raising the roof height one foot to enhance the overall proportions of the project.

Site Planning: *The proposed site planning is appropriate, as modified by an approved conditions, to the site and its surroundings for the following reasons:*

- *The new 2,219 square-foot home will face West Glenoaks Boulevard and will maintain the prevailing 25 foot street front setback for the residential properties along this street.*
- *The new two-car garage will be located in the northwest corner of the subject property and appropriately setback from the interior property lines which allows for additional landscaping to be provided for. The location also follows the predominant neighborhood pattern.*

- *The proposed landscaping plan is complementary to the development of the site, with new drought tolerant landscaping incorporated into creating a functional and usable outdoor space.*
- *A new iron boundary wall fence will with a pedestrian gate to the west and a vehicular access gate towards the east is proposed. There is an existing block wall boundary fence located towards the rear half of the property that will remain.*
- *The wall-mounted air-conditioning systems will be on the north-facing wall at the rear of the development with no visibility from the street.*
- *The trash location is proposed to be located at the rear of the property adjacent to the new detached garage.*

Mass and Scale: *The proposed massing and scale are appropriate, as modified by any approved conditions, to the site and its surroundings for the following reasons:*

- *The new 2,219 square-foot one-story home will be located in approximately the same location as the existing single-family home, but with a larger footprint. The additional mass will be located towards the rear of the new home, focused away from the street.*
- *As seen from West Glenoaks Boulevard, the site is currently developed with a one-story single-family home with a detached garage located towards the rear. The applicant's proposal will maintain this condition with a maximum overall height of 16'0".*
- *The proposed gabled and hipped roof forms, with a consistent pitch of five in twelve, are appropriate for the proposed ranch style home and in keeping with many structures in the area.*
- *The design would be enhanced by introducing a break in the eave line of the two side façades. A condition is added calling for the roof to extend beyond the proposed eave line at two locations to break up the roof massing.*

Building Design and Details: *The proposed design and detailing are appropriate, as modified by any approved conditions, to the site and its surroundings for the following reasons:*

- *All new windows will be fiberglass, casement, and recessed with wood frames, and will be appropriate to the proposed style. New wood shutters will frame the window for the common living area facing the street.*
- *The house will have smooth stucco with a brick veneer base along the front and sides which is in keeping with the traditional style proposed and compatible with the neighborhood.*
- *The new boundary fences and gates are proposed to be wrought iron with a simple vertical pattern that complements the design of the building. The fence and gate at the front of the house are appropriately setback from the corners of the building.*

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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Vista Ezzati
