



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 10, 2016

DRB Case No. PDR1617077

Address 1515 Glenmont Drive

Applicant Edward Hagobian

PROPOSAL: To add 922 square-feet to the first floor and 1,809 square-feet to the second floor of an existing 3,663 square-foot, two-story, single-family dwelling (originally constructed in 1941) on a 33,707 square-foot lot located in the R1R (FAR District II) Zone. The proposal involves demolition of more than 50% of the outside wall and roof area, classifying the proposal as a new single-family dwelling.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	
Totals			3	0	1	
DRB Decision		Approve with Conditions and Considerations				

Conditions:

1. Any necessary perimeter railings required must match the existing wrought iron perimeter railings.
2. Any new landscaping shall be drought tolerant.
3. That the stucco finish be identified on the plans, and should be a smooth finish.
4. That the trash area be identified on the plans.
5. That a lighting plan be submitted for staff review and approval.
6. That the area occupied by the shed to be demolished be landscaped.
7. Revise the proposed window type to provide a more traditional frame type with a heavier profile.

Considerations

1. Consider reducing the height of the arched entryway and possibly incorporate accent windows and/or niches above.
2. Consider adding an appropriate cladding material to the base of the building.

Analysis

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

- Although the Zoning Code classifies the project as new construction based on the overall demolition of outside wall and roof area, the project proposal doesn't propose any significant alterations to the existing site planning.
- The single-family house is sited towards the southerly portion of the lot on an existing flat pad with an L-shape building footprint. The average current slope of the property is 32.2%, and there is no grading proposed with the project.
- The addition of 922 square-feet to the existing first floor will infill an existing courtyard area at the front of the house, while still maintaining an L-shape footprint. The proposal also includes expanding the existing second floor by 1,809 square-feet.
- The project will utilize the existing parking on-site as part of the proposal to provide the code required number of 4 parking spaces. The existing attached two-car garage will be retained, in addition to the existing detached two-car garage located towards the westerly portion of the property.
- The existing landscaping and hardscape are proposed to remain, with the exception of the new paving stones proposed for the existing asphalt driveway.
- The existing shed located to the south of the detached garage is proposed to be demolished with this project. Staff is recommending a consideration that this area be landscaped with drought tolerant landscaping.
- All existing walls and fences are proposed to remain, including existing retaining walls that are a natural stone material. The retaining walls vary in height from approximately two feet to approximately five feet in height and feature a vertical wrought iron railing with arches at the top. Staff is recommending a condition of approval that any new railings required by Building and Safety match the existing railing details.

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

- The existing single-family home is a two-story residence, and the applicant's proposal will expand the first and second floors. The neighborhood pattern features one and two story homes. As such, the applicant's proposal is consistent with the surrounding development. The overall height of the two-story house will be 29'-0", where the maximum height allowed is 35'-0" for a house with a pitched roof.
- The property is downslope from Glenmont Drive with an average current slope of 32.2%. The current house is located on an existing flat pad with no alterations to the topography being proposed.
- The additional mass and height will have a minimal impact as viewed from adjacent streets and its lower elevation will minimize impacts to the adjoining property at the northwest.
- The massing of the house is broken up using a number of architectural devices, including: varying roof heights, projecting volumes and balconies, and changes in façade planes. The L-shape footprint of the house helps to break up the massing as well.
- Portions of the north-west, north-east, and south-west façades feature two-story volumes without the setbacks often called for in hillside settings. The distance of these façades from the adjacent properties, as well as their limited visibility from the street, help to prevent the massing from being overbearing.

- The house features varying roof heights with hipped roof forms that are consistent with the style of the new home and help to break up the overall mass.

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

- Overall, the consistent use of materials and colors throughout the project helps to reinforce the design concept.
- The arched double-doors at the front entry are recessed and feature an arched cement surround. Although the new entryway appears as a two-story façade, its location precludes visibility from the street. A reduction in the height of the arched opening, and possible incorporation of small accent windows or niches above, could help to improve the proportions of this area.
- The new windows will be brown aluminum windows with clear glass, and recessed in the wall openings with pre-cast concrete sills and frames. The new windows are an appropriate combination of fixed and casement windows. There are four arched window openings at the front along the north-west elevation that play off of the arched entry-way.
- The new house features a stucco finish, pre-cast cement moldings for the doors and windows, metal barrel vault roof tiles in a dark brown, and metal railings for the balconies. Staff is recommending a condition of approval that the stucco finish be identified, and it should be a smooth stucco finish to be consistent with the design of the house.
- The metal railing for the balconies feature a simple vertical pattern with a horizontal band at the top.
- The existing asphalt driveway will be repaved with new paving stones in a parquet pattern.
- The location of the trash storage area is not identified on the plans. Staff is recommending a condition of approval that these be identified on the plans for staff review and approval.

The Design Review Board approves/recommends the design of projects only. Approval/recommendation 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, Planning Assistant