

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 26, 2017

DRB Case No. PDR1625173

Address 3310 Vickers Drive

Applicant Varoojan Deronian

PROPOSAL: To construct a new, one-story, 2,350 square-foot single-family residence with a 658 square-foot attached two-car garage on a 9,387 square-foot lot located in the R1R (FAR District II) Zone. The project involves the demolition of more than 50% of outside wall and roof area, so the project is considered new construction. The lot was originally developed in 1953 with a one-story, 1,790 square-foot single-family residence with an attached two-car garage designed in the Ranch style.

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				

Conditions:

1. Redesign the south elevation to simplify the roof forms and reduce the perceived mass. This could be accomplished by reducing the number of offsets and square footage and/or incorporating gabled roof forms.
2. Submit an overall landscaping plan for staff review and approval that clearly identifies existing and proposed landscaping, grading, fences, walls, and hardscape materials. The proposed area of hardscape shall be reduced, especially along the interior setbacks, with consideration given to the use of permeable paving materials. All new landscaping shall be drought tolerant.
3. Reduce the size of the garage to minimize the visual mass. The interior dimensions of the garage may exceed the minimum Zoning Code requirements.

Analysis

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

- While the Zoning Code classifies the project as new construction based on the overall demolition that has occurred, the project does not propose any significant alterations to the original site plan.
- The new single-family residence is centrally sited on the lot and located on an existing flat pad. The proposed 15-foot street-front setback for the new residence and its overall site planning is consistent with the surrounding neighborhood. The expanded garage is being brought closer to the street-front than in the previous condition where the garage was setback approximately 20'-0" from the street.
- The southerly elevation features staggered building walls that are not consistent with the traditional Ranch style which typically features a more regularized building footprint. The staggering of this elevation is a result of the uphill slope of the lot from the street, its pie-like shape, the minimum required 10'-0" interior setback, and the orientation of the lot at the curve of the street. These existing conditions also make this southerly elevation somewhat visible from the street. A condition of approval requires that the south elevation be redesigned to simplify the roof forms and perceived mass to be more consistent with the Ranch style.
- The project features a 658 square-foot, attached two-car garage sited towards the front of the property and oriented perpendicular to the street. The location of the garage is similar to many of the surrounding houses and is consistent with the Ranch style.
- The proposal will maintain a good majority of the existing landscaping on-site. A condition of approval will require that a landscaping plan be submitted for staff review and approval that clearly identifies existing and proposed landscaping, grading, fences, wall, and hardscape materials. All new landscaping that is proposed must feature drought tolerant plants.
- The existing concrete driveway is proposed to remain and the northerly interior setback is proposed to be primarily concrete. A condition of approval requires submittal of a landscape plan and that the amount of hardscape proposed be reduced and that more consideration be given to the use of permeable paving materials rather than concrete to maximize water permeability.
- A new 5'-9" wood gate is proposed along the northerly property line. The gate is appropriately setback from the street and from the building wall along the northerly elevation.

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 neighborhood features one- and two-story houses with attached garages. As such, the applicant's proposal is consistent with the neighborhood pattern, and will maintain a one-story residence with an attached two-car garage on the project site.
- As seen on the southerly elevation, the overall height of the one-story residence will increase to be 18'-5". The original residence on the site had a height of 16'-10".
- The subject property slopes up from Vickers Drive with a hillside slope of approximately 16% that evens out for an existing flat pad. There are no alterations being proposed to the topography of the site.
- The southerly elevation features staggered building walls and awkward roof forms that are not consistent with the traditional Ranch style. As discussed, a condition of approval requires that this elevation be regularized to be more consistent with the style of the development.
- The single-family residence features a new 658 square-foot attached two-car garage that introduces a larger mass towards the front of the property. A condition of approval requires that

the size of the garage be reduced to minimize the visual mass. The interior dimensions of the garage may exceed the minimum Zoning Code requirements.

- With the exception of the southerly elevation portion, the proposed gable roof forms with a roof pitch of 4:12 are consistent with the Ranch style of the new house.

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 for the new house. The project features a similar design aesthetic as the previous house prior to construction.
- The covered porch entryway is integrated into the design of the new residence and avoids a sense of monumentality. The wood entry door with sidelites and glazing is appropriate to the design.
- The new windows will be white fiberglass windows with clear glass, and will be recessed in the wall openings with wood sills and frames, consistent with the Ranch style. The single-hung operation of the windows is appropriate to the style.
- The new house appropriately features vertical wood siding with a brick veneer base for the front elevation, and the garage. The smooth stucco finish proposed for all other elevations is consistent with the selected style.
- The northerly interior setback is proposed to be primarily concrete, along with a portion in the rear yard. A condition of approval requires that a landscape plan be submitted and that the amount of hardscape proposed on-site be reduced and that more consideration be given to the use of permeable paving materials rather than concrete.

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