

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 13, 2017 DRB Case No. PDR 1702683
Address 1933 Glenwood Road
Applicant Levon Halulyan

PROPOSAL: Demolition of the existing one-story, 892 square-foot, single-family residence built in 1922, and to construct a new 1,474 square-foot, two-story single family residence with an attached two-car garage on a 5,000 square-foot lot located in the R1 zone, Floor Area Ratio District I.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian					X	
Benlian	X		X			
Malekian			X			
Simonian		X	X			
Totals			3	0		
DRB Decision	Approve with conditions.					

Conditions:

1. Apply stucco finish on perimeter block walls to provide consistency with the new house design and material.
2. Utilize split faced block for the side of the perimeter block walls facing onto neighboring properties.
3. Submit details of railings and roof vents to be consistent with the overall design.
4. Redesign front porch to include larger columns and a railing with greater detail. Consider providing a stone-clad pedestal at the base of the columns.
5. Change the proposed material (foam stucco) for window surrounds and roof fascia to synthetic wood trim or a material that is consistent with the overall design for staff review and approval.
6. Wrap first-floor roof around the stairwell pop-out at the southwest corner of the house.
7. Clarify elevation drawings to indicate correct building height.
8. Consult with Public Works about how eliminating the driveway at Glenwood Avenue will necessitate the narrowing of the existing shared driveway apron and how it may affect the adjacent property.

Analysis

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

- The new two-story house with the new attached two-car garage is consistent with the site planning of the neighboring properties.
- The proposed house will alter the site planning of the existing house to be more consistent with the neighborhood concept. The house will setback 31'-3" from the front property line, which is consistent with the adjacent properties

and within the neighborhood average of 31' front setback. The new house will be setback 6 feet from the westerly and easterly property lines to provide appropriate distances from adjacent properties as required by the Zoning Code.

- The existing attached one-car garage with access from Glenwood Road will be demolished and the new attached two-car garage will be located towards the rear of the lot with the access from the alley. The new garage is consistent with the surrounding neighborhood since the majority of the homes (on the same side of Glenwood Road) have garages facing the alley at the rear.
- New drought-tolerant plants and trees complement the overall design.
- There is no proposed change to the existing 6-foot block wall along the east property line and new block walls are proposed on the west and north side of the house along property lines. A condition of approval is recommended to apply stucco finish on perimeter walls to have an appropriate finish to match the proposed house and have a split faced block facing the neighboring properties.

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 overall scale and proportions of the proposed two-story house including the second floor setbacks and articulations at the elevations are appropriate to the site and neighboring properties. While the majority of houses in the neighborhood are one-story, breaking the two-story volume into multiple volumes and minimizing the second-floor size, make the appearance consistent with the surrounding one-story properties.
- The overall height of the house will be 25 feet. The maximum allowable height in this zone is 28'-0".
- The proposed front porch facing Glenwood Road helps to reduce the mass and boxy design at front facade.
- The roof configuration, which is a combination of hipped roofs are appropriate to the overall context and design.

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:

- The proposed architectural details and materials including smooth stucco finish, stone veneer, boxed eaves, primary door, and overall material, textures, and colors are consistent with the architectural concept of the proposed house and neighboring houses. Staff recommends conditions of approval to provide details of railings and roof vents to be consistent with the overall design concept. A condition of approval is also recommended to change the proposed foam stucco on roof fascia to synthetic wood trim to be consistent with the overall design.
- The front entrance and front porch are well integrated into the overall design. A condition of approval is recommended to provide a more architectural interest by revising the design of the post and beam at the front porch.
- The fenestration includes sliding and fixed fiberglass windows with wood sills and stucco foam surrounds. The material and type of the windows are appropriate to the style of the house. However, a condition of approval is recommended to change the proposed material (foam stucco) for window surrounds to synthetic wood trim or a material that is consistent with the overall design.
- The roof of the house and garage will feature asphalt shingles, which are consistent with the overall design.

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

Aileen Babakhani, Planning Assistant