



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 22, 2018 **DRB Case No.** PDR1728062
Address 2053 Dublin Drive
Applicant Edward Hagobian

PROPOSAL: A new two-story, 3,399 square-foot single-family residence with an attached 433 square-foot two-garage on a 9,010 square-foot vacant lot, located in the R1R (FAR District III) Zone. The new house will closely resemble the previous house on the site, which was damaged in a fire.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	
Totals			4	0		
DRB Decision	Approve with conditions.					

CONDITIONS:

1. That the new dwelling must be constructed with the same square footage (3,285 square-foot) as the previous fire damaged building to maintain its non-conforming interior setback of five-feet, four-inches, as specified in the Zoning Code section 30.30.040 A 1 – Nonconforming Buildings.
2. That the ground cover at the front yard to be re-landscaped with a variety of low or very low water-use California-friendly landscaping to improve the curb appeal of the property viewed from the street.

CONSIDERATIONS:

3. That the finishes at north elevation match the treatment as the east elevation (front façade) with half timbering, stucco and a red brick veneer base to maintain a cohesive design viewed from the street.
4. That the driveway material to be improved with stone, brick or stamped concrete to enhance the overall aesthetic of the dwelling.

ANALYSIS:

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

- Development will be centrally concentrated on the site and located at flat areas previously graded when the previous single-family dwelling was constructed in 1980.
- The dwelling will be rebuilt substantially in the same manner as the previous house destroyed by the fire and will not adversely affect nearby neighbors.
- To help stabilize the topsoil at the southwest portion of the site, the hillside shall be re-landscaped with a mix of California-friendly groundcovers and shrubs. The landscape plan shall be drawn by a licensed landscaped architect to the satisfaction of the Planning Division.

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 building will be constructed on an existing flat pad that was graded at the time the previous building was constructed in 1980. The mass and scale will be largely identical to the original house.
- Dublin Drive is located in a neighborhood is developed with similar tract-style homes during the 1980's. Because the dwelling will be constructed largely in the same manner as before, the scale and proportion of the building will fit well with the surrounding context.

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 window pattern coordinates with architectural design of the building, which reflects the style of the previous dwelling that was constructed in 1980. A combination of casement, horizontal sliding, hung, and fixed, nail-on windows constructed of wood-ultrex are proposed throughout the house.
- Finishes proposed include half timbering and stucco with a red brick veneer base at the east (front) elevation.
- The applicant proposes to reuse the existing concrete driveway on the site.

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 Dennis Joe, Planner