



## DESIGN REVIEW BOARD RECORD OF DECISION

<b>Meeting Date</b>	<u>December 12, 2019</u>	<b>DRB Case No.</b>	<u>PDRNRAF1912061</u>
		<b>Address</b>	<u>722 West Kenneth Rd.</u>
		<b>Applicant</b>	<u>Chris Aslanyan</u>

**Project Summary:**

The applicant is proposing to demolish an existing approximately 3,200 square-foot (SF), two-story house (built in 1922 and later modified), and construct a new two-story, 4,314 SF house on a 23,163 SF lot located in the R1-I zone (Low Density Residential Zone, Floor Area Ratio District I). The existing three-car detached garage will be remodeled to match the new house, and the guest house attached to the garage will be removed.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan		X	X			
Simonian					X	
Welch			X			
<b>Totals</b>			4	0		
<b>DRB Decision</b>		Approve with Conditions				

**Conditions:**

1. Remove or relocate lights at either side of front door.
2. Coordinate ironwork railings on second floor to be consistent in design.
3. Redesign Juliette balcony windows to comply with Building Safety rail heights while remaining in proportion to rest of façade fenestration.
4. Remove four pony walls on second floor or redesign the walls to be more consistent in size and shape.
5. Garage roofing shall match primary house.

6. Stucco window/door moldings shall be prefabricated; no field-finished foam moldings may be used. Provide horizontal section drawing indicating that units will wrap the window/door opening jambs and heads.

### **Analysis:**

#### **Site Planning:**

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

- The house is centrally located on the large lot and set back from the street 68 feet, in line with adjacent properties.
- The rear, detached three-car garage is maintained at its current location, consistent with the predominant pattern in the neighborhood.
- The existing circular driveway is modified to align with the new house, and is compatible with other houses on the block that also have circular driveways.
- The driveway is repaved with decorative pavers.
- Low walls flanking the driveway and walkway at either side of the house and set back from the front façade are clad with limestone, consistent with materials used on the building façade.
- An approximately 3-foot high retaining wall and 191 cubic yards of fill grade (provided by 200 cubic yards of cut grade for the foundations) are located near the rear (south) end of the building to level the site. Landscaping and pool areas are terraced to follow the downward slope of the site.

#### **Mass and Scale:**

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

- The building is a two-story mass with an overall height of 27'-3", consistent with seven other two-story houses within 300' of the subject site.
- The building pad elevation is approximately five feet lower than the street elevation, which minimizes the building height as viewed from the street.
- Building and roof masses are broken up into multiple forms that minimize the building scale.
- The second story is set back from the first story between four to six feet, further reducing the visual mass.
- Building mass and proportions are well-balanced. The scale of building components relate well to each other and avoid monumentality.
- The entryway is centrally integrated into the front façade and is prominent while avoiding monumentality.

#### **Design and Detailing:**

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

- The Neo French Revival style is appropriate to the surrounding neighborhood which has an eclectic mix of traditional style homes.
- The building uses high-quality materials consistent with the architectural style, including lightweight concrete roofing resembling slate tiles, smooth stucco, limestone-clad building

siding, precast fluted/decorative columns, decorative wrought iron railing, keystone arched windows, a decorative front door, and decorative driveway pavers.

- The porch above the entryway with decorative, fluted columns creates a focal point for the entryway and is appropriate to the building style.
- Porches and balconies are located away from windows on adjacent properties, with the rear balcony being set in from the building façade by six feet, thereby minimizing potential impact on the neighbor's privacy.
- Windows are recessed, dark gray fiberglass, with decorative prefabricated stucco moldings and sills. Windows are of varied shapes appropriate to the building forms and style.
- Trash collection area is out of public view, at the southeast corner of the building behind the low walls flanking front building façade.
- Certain building details, described below, need to be refined and reviewed. Conditions of approval have been included in the Recommendation section below.
  - Light fixtures on either side of front door are awkwardly placed and should be relocated or replaced by overhead lighting.
  - Balcony railing ironwork patterns are not consistent.
  - Juliette balconies on upper right side of north elevation have 30" railings, whereas Building & Safety requires 42" railings which will be out of proportion to the building design.
  - Four pony walls on second floor (located near each corner of building) are not architecturally consistent with building style and should be removed. Pony wall at balcony should be substituted for low stucco wall.
  - New roofing on garage should match the roofing on the primary building.

DRB Staff Member Cassandra Pruett, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.