



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** August 13, 2020      **DRB Case No.** PDR 1918486

**Address** 411 La Loma Road

**Applicant** Sevan Barseghian

### Project Summary:

The applicant is proposing to construct a new, three-story, 1,751 sf, dwelling with an attached, 498 sf attached garage, on a 5,998 sf undeveloped lot, located in the R1 Zone, Floor Area Ratio District I.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Simonian			x			
Smith		x	x			
Welch	X		x			
Totals			<b>3</b>	<b>0</b>		
<b>DRB Decision</b>		Approved with Conditions				

### Conditions:

1. Reduce the building height to 28 feet by reducing the plate height at the upper floor or further lowering the elevation of the house.
2. Push back the southeast portion of the front façade, which corresponds to the living /kitchen area, to create greater articulation at this façade. The reduced floor area may be shifted into the adjoining open courtyard space.
3. Continue the sloping roof of the front porch over the living/kitchen area and delete the parapet walls. This roof ridge may be somewhat higher than the level where the porch roof terminates.
4. Provide four-over-one sash with external grids at all window openings. Specify whether these will be of wood or fiberglass, either of which is appropriate. Also, specify external grids (simulated divided lights) at all windows.
5. Replace the exterior curved iron railing with straight iron railing.

6. Delete the shutters from the windows of the living/kitchen area.
7. Relocate or eliminate the planting strip between the proposed fence wall and property line along the north property line.
8. Minimize the use and height of retaining walls in the driveway area by sloping the ground between walls.
9. Step back the retaining/planter wall on northwest side of driveway near the street.
10. Specify a stucco finish material for retaining and fence walls, similar to the house finish.
11. Specify a decorative finish material, such as split face block, on the neighbors' side of fence walls.
12. Specify a permeable paving material for the driveway.
13. Specify the exterior light fixtures and their location.
14. Specify the enclosure of the trash area.
15. Continue the sidewalk around the light post as required by Public Works –Engineering.

### **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 building is appropriately located on the site and built into the upsloping topography.
- The garage is integrated into the building and the garage door is not facing the street.
- The landscape plan, that shows an inaccessible planting strip between the proposed fence and the property line on the north side of the property, will be revised and corrected.
- Retaining walls in the driveway area will be minimized and stepped back, with appropriate finish materials specified.

#### **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 modest in size and volume and is consistent with the neighboring residential buildings.
- The proposed excavation results in lowering the overall building.
- The height, as conditioned, is appropriate to the site as the house is at a significantly lower elevation than the adjoining property and the new mass and scale will not have any negative impact.
- The building profile follows the topography with the third floor volume recessed.
- The entry is appropriately located and not over-scaled.
- The roof form contains pitched and flat roofs and results in variation in the roofline and building mass.

#### **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 overall design and detailing are consistent throughout the building and reinforce the proposed Spanish style. Roof forms and pitches, entry porch arcade, window proportions eave details and railing are consistent with the style.
- The window schedule and material sheet will be revised for consistency.
- The drawings, which depict four-over-one divided light windows throughout appropriate to the design, and the window schedule, which inappropriately indicates that no external grids are proposed, will be revised for consistency and to specify external grids (simulated divided lights) at all windows.
- Proposed finish materials consist of stucco, clay roof tile and stained wood accents are consistent with the style.
- The driveway paving material and decorative design will be specified.
- Exterior light fixtures and locations will be specified.
- The enclosure of the trash area adjacent to the driveway will be specified.

DRB Staff Member Chris Baghdikian

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.