



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 12, 2021 **DRB Case No.** PDR 2106002

Address 2012 Rangeview Drive

Applicant Edward Hagobian

Project Summary:

To demolish the existing one-story, 1,615 square-foot, single-family residence built in 1952 and to construct a new 2,906 square-foot, two-story single family residence with an attached 499 square-foot two-car garage on a 9,701 square-foot lot located in the R1 zone, Floor Area Ratio District I.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian					X	
Smith	X			X		
Tchaghayan			X			
Welch			X			
Totals			2	1		
DRB Decision		Approve with Conditions				

Conditions:

1. Eliminate the raised bay of the front porch denoting the entry and align with the remaining two bays; and add an additional window at the 2nd floor to match the two proposed windows.
2. Provide window sills at all openings for additional detail and articulation.
3. Provide decorative paving at the front and side entry walkways to match the decorative paver of the driveway; and eliminate the circular path detail at the front entry.
4. Narrow the driveway entry width to a maximum of 12'-0" except where code requirements require a greater width.

5. Adjust the window at the front façade (2nd floor bedroom #3) to be vertically proportioned and similar to other windows at the 2nd floor. Consider locating exit window on side elevation if the redesigned front windows do not meet egress requirements.
6. Locate downspouts at inside corners in order to lessen their visibility.
7. Replace proposed double door at front entry with a single-door and side lights. Ironwork in front of any glazing shall have a simple design.
8. Revise windows to provide simulated divided light sash with an appropriate muntin grid pattern.
9. Simplify design of all iron railings.
10. Remove chimney shroud.
11. Submit a revised lighting plan to minimize the number of fixtures. Provide cutsheets of all fixtures for staff review and approval.
12. Lower the height of the rear porch wall facing the street to 3'-6". Center the clay-tile grille on this wall between the main wall of the house and the end of the porch.
13. All fascia boards to be painted a brown color to match the color of the windows.
14. Redesign the covered portion of the rear porch to increase the width of the arched openings and correspondingly reduce the width of walls that span between the porch floor and the roof.

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 new two-story house and attached two-car garage are consistent with the site planning of the neighborhood since the neighborhood is comprised with both attached and detached garages. The new garage door is oriented away from the street, which is encouraged by the Single-Family Design Guidelines.
- The front setback will be 25'-0", consistent with the adjoining properties. The new SFD will be 6'-0" from the east interior property line and 6'-0" from the street side property line (towards Elm Avenue). The new house will be set back 58' from the rear property line.
- Staff recommends eliminating the circular path detail of the front entry path and providing a direct entry path towards the front porch/entry to minimize paving.
- The location of the driveway is appropriate. However, the width abutting the property line on Elm Avenue is 19'-6". A condition of approval has been added to narrow the width of the driveway from 19'-6" to a maximum of 12'-0".
- New drought-tolerant plants and trees complement the overall design.

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 mass and scale of the new 2-story dwelling will be larger than the existing development but will relate to its surrounding context, since the neighbor to the east is also a 2-story dwelling. The new proposal is appropriate and transitions well into the surrounding context because the second floor steps back from the first floor to break up the mass. When viewed from the street, the second story is recessed from the front portion, diminishing the appearance of monumental size and scale.
- The architectural concept that governs the massing and design decisions is appropriate to the site and is executed with rigor and consistency. The massing primarily consists of stucco and breaks throughout the development to negate any bulkiness.
- The new two-story single family dwelling has a combination of hipped roofs with a 4:12 pitch. The new roof forms will reinforce the overall building design by using a coherent composition of hipped roofs to vary the roofline.
- As conditioned, the front entry will be more appropriate in terms of scale and proportions and match the porch details.
- The overall building mass will be diminished through the combination of materials, articulation, and the play of building volumes that help diminish any sense of monumentality.
- The maximum height of the overall SFD is 27'-10", in keeping with two-story neighboring building to the east.

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 proposed architectural details and materials including the stucco finish, wood corbels, S-tile clay roof, iron work, and the overall material, textures, and colors are consistent with the architectural concept of the proposed house. A condition requires that the design of iron work throughout house be simplified (including front door).
- As conditioned, the entry will be well integrated into the overall building design. A condition is included to eliminate the raised height bay of the front entry, extending the covered porch (and eave height) across the entry, and adding an additional window at the 2nd floor to match the two proposed windows. The proposed double doors are also conditioned to be only a single door with sidelights.
- All new windows will be aluminum, block frame windows (recessed) with stucco edge detail, and will include a combination of casement and fixed, appropriate to the style of the house. Conditions have been added to ensure the windows are simulated divided light windows and have a window sill. Furthermore, a vertically oriented window will be provided at the front façade (2nd Floor Bedroom #3) in order to fit with the vertical orientation of the other 2nd floor windows.
- The trash storage is appropriately located within the existing house, out of public view.
- Light fixtures are located on all elevations, and a condition has been added to submit a revised lighting plan showing fixture detail and minimize the amount of fixtures.

- Downspouts are conditioned to be located at inside corners in order to lessen their visibility.

DRB Staff Member Danny Manasserian, Planning Associate

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.