



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 25, 2024 **DRB Case No.** PDR 002344-2023

Address 1434 Corona Drive

Applicant Edward Hagobian & Assoc

Project Summary:

To construct a new 3,012 SF single-family residence and an attached two-car garage on a 13,572 SF vacant lot in the R1R, FAR District III zone. The first floor will contain 1,750 SF and the second floor will contain 1,265 SF.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian					X	
Simonian			X			
Tchaghayan		X	X			
Welch	X		X			
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions:

1. Provide more design to the railings to be consistent with the Spanish style residence without being overly ornate. The applicant shall work with staff to reduce the amount of railings.
2. The proposed S-tile roofing shall be replaced with traditional barrel tiles.
3. Vines or other hanging plants shall be planted adjacent to the driveway retaining walls to soften the appearance of these features.
4. Windows shall be wood or aluminum clad.
5. Restudy the front door to be a single door with sidelights and less ornate.

Determination of Compatibility: 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 proposed residence is located in the center of the lot in a neighborhood with an eclectic mix of lot sizes and shapes and residential site plans.
- The garage location (attached to the house and front facing) is consistent with the surrounding neighborhood.
- As conditioned, to soften the appearance of the driveway adjacent retaining walls, vines or other hanging plants shall be planted.

Determination of Compatibility: 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 form emphasizes both vertical and horizontal mass to diminish scale of the mass of the building.
- The proposed residence follows the terrain of the site and steps back with the topography.
- The main entry to the residence is prominent within the front façade without being monumental.

Determination of Compatibility: 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 modern Spanish design of the house is enforced with the use of smooth stucco, corbels, recessed windows and decorative tile detailing at the center balcony railing.
- Trash is appropriately screened adjacent to the driveway below the front porch.
- Proposed balconies should not pose privacy issues as they are oriented to the street.
- As conditioned, the design of the railings shall be restudied and the amount of railings reduced, the S-tile roofing material shall be changed to barrel tile and the front door shall be a single door with sidelights and less ornate.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.