



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 23, 2018 **DRB Case No.** PDR1809649

Address 1659 Ben Lomond Drive

Applicant Patrick Zohrabians

PROPOSAL: The applicant is proposing to demolish the existing one-story, 2,481 square-foot, single-family residence (constructed in 1923, and altered in 1957), and to construct a new 3,045 square-foot, two-story single-family residence with a detached, 441 square-foot, two-car garage on a 10,483 square-foot lot, located in the R1 (FAR District I) Zone. The subject property is located within the proposed South Cumberland Heights Historic District. This project was previously reviewed on May 17, 2018 by the Historic Preservation Commission for their advising comments.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Charchian					X	
Malekian					X	
Simonian	X		X			
Totals			3	0	2	
DRB Decision		Approved with Conditions				

Conditions

1. The design and finish detail for the fence and walls shall be complementary to the style of the building provided to staff prior to plan check.
2. The front entry door is designed with a single door with solid side panels. In lieu of the solid side panels, staff recommends that side lights should be incorporated with the front entry door to better coordinate with the architectural design of the building.
3. Two-piece clay tile shall be used reinforce the overall design and detailing of the building.
4. Revise drawings to show gutters and downspouts on elevations.

Analysis

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

- The new single-family dwelling will be oriented towards Ben Lomond Drive with a generous street front setback at approximately 35-feet. The site planning of the dwelling will continue the setback pattern of the surrounding properties and is appropriate for the lot.
- The detached two-car garage will be located at the rear of the property and away from the street.
- The landscape design for the project is complementary to building design with a variety of California-friendly shrubs and trees identified on www.bewaterwise.com and WUCOLS.

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 overall mass of the building is appropriate for the neighborhood. The second floor of the building is stepped away from the street front property line 50-feet, reducing the mass and scale of the new building. The overall height of the building will be 27-feet.
- The neighborhood is comprised of primarily one and two-story single- and multi-family residences. The new two-story single-family dwelling is consistent with the varied mass and scale of the neighborhood's buildings.
- The dwelling is designed highly articulated facades helping it avoid having an overbearing massing and blend with the neighborhood 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 neighborhood is comprised of a variety of architectural styles, including Period Revival, Craftsman, Minimal Traditional and Ranch styles. The Neo Spanish style of the proposed residence is well designed and relates to the context of the surrounding neighborhood.
- The windows are appropriate to the overall design. The windows will be constructed of fiberglass (Marvin Ultrex) material and installed with a recessed placement (block frame) and precast sills.
- The materials and finishes support the design of the building, which will include smooth stucco, fiberglass windows and pre-cast sills.

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