



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2019 **DRB Case No.** PDR1908121
Address 1980 Rangeview Drive
Applicant Nareg Khodadadi

Project Summary:

The applicant is proposing to demolish the existing one-story, 1,374 square-foot, single-family residence (construct 1940), and to construct a new two-story, 3,225 square-foot single-family residence with an attached, 480 square-foot, two-car garage on a 12,576 square-foot lot, located in the R1 (FAR District I) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Boyajyan			X			
Simonian		X	X			
Welch	X		X			
Totals			4	0	1	
DRB Decision	Approve with Conditions and Considerations					

Conditions:

1. That the proposed landscape planter along the driveway and western property line shall be widened and extended to the street front property line to separate, as well as diminish, the appearance of an extensive paved areas between the subject property and adjacent property combined.
2. That the pedestrian path adjacent to the driveway is to be redesigned to incorporate pavers set within the landscaping in a manner that will maximize use of plant material and avoid a strong linear emphasis.
3. That the windows on the building are to be constructed with a recessed placement to match the aesthetic depicted rendered perspective. A section drawing of the windows placed into the walls shall be provided prior to plan check submittal.
4. That the mouldings under the eaves and windows sills are to be constructed of quality materials, such as wood sills, high quality EIFS or precast concrete. The use of field-finished foam mouldings shall not be allowed.

5. That the applicant shall apply for an Indegneous Tree Ordinance (ITO) permit prior to building permit issuance. If an ITO permit is issued by the City's Urban Forrester, the Indigenous Tree Protection Guidelines shall be adhered throughout construction.
6. That the drip line of the indigenous tree shall be indicated on the revised site plan, prior to building plan check submittal.

Considerations:

1. Consider reducing the width of the balcony above the garage.
2. Consider revising the garage to incorporate a single door rather than the two doors proposed.

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 overall placement of the building fits well with the site planning context of the neighborhood. The new two-story dwelling will be configured with an extensive street front setback at approximately 74-feet, and interior setbacks of six-feet, approximately 40-feet, and seven-feet from the eastern, southern and western property lines, respectively.
- The proposed single-family dwelling will be outside of the drip line of the Coast Live Oak at the rear of the property. To ensure preservation of this indigenous tree, the Urban Forester has required conditions that shall be satisfied prior to building permit issuance and throughout project construction.
- The amount of paving at the front yard shall be reduced to comply with the zoning code landscape standard requiring the street front setback to be composed with a majority of live plant material.
- As conditioned, the proposed landscape planter along the driveway and western property line be widened and extended to the street front property line to diminish the wide driveway appearance of the subject property and adjacent property's driveways combined.

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 overall mass of the building is appropriate for the neighborhood. The second floor of the building is offset by approximately five-feet from the first level, reducing the mass and scale of the new building. The overall height of the building will be 26-feet, 11-inches.
- 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 with highly articulated facades helping it avoid having an overbearing massing and blend with the neighborhood context.

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 materials and finishes support the design of the building, which will include smooth stucco, aluminum-clad wood windows, stone veneer base band and a metal roof.
- The neighborhood is comprised of a variety of architectural styles, including minimal traditional, Spanish, and contemporary styles. The proposed style and design of the residence are well executed and relate to the context of the surrounding neighborhood.
- The casement and fixed windows will be constructed of aluminum-clad wood and are appropriate to the overall design. A condition is recommended that windows should be a recessed placement to match the aesthetic depicted rendered perspective
- The rear balcony does not raise any privacy concerns because it will be is setback approximately 60-feet, 50-feet and 6-feet from the western, southern and eastern interior property lines, respectively. The adjacent property to the east is large parcel approximately 32,380 square-feet in size and 110-feet wide, and the existing a single-family dwelling is sited on the opposite side of the lot and away from the subject property. The distance between the proposed balcony and the existing dwelling to the east is in excess of 50 feet.

•
DRB Staff Member Dennis Joe

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.