



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 14, 2016 DRB Case No. PDR 1525166
 Address 1792 Cielito Drive
 Applicant Anet Minasian

PROPOSAL: To construct a new, three-story, 2,989 SF single family residence with an attached two-car garage on a 12,990 SF hillside lot, zoned R1R (FAR District II) and featuring an average current slope of 64.5%.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian		X	X			
Malekian					X*	
Simonian			X			
Mardian	X		X			
Totals						
DRB Decision		Approve with conditions.				

* Malekian had to recuse himself.

CONDITIONS:

1. Obtain an owner's policy report (or equivalent) to determine any encumbrances on the property and to verify to Planning staff whether there are any applicable CC&R's. If there are valid CC&R's linked to the property, staff shall consult with the City Attorney's Office to determine if the CC&R's prevent or negate DRB's approval of the project as conditioned.
2. Revise the entry design to match the scheme presented at the DRB meeting and add a lintel, in order to improve the front entry detailing.
3. Show roof drainage, gutters and downspouts on elevations for review by staff prior to plan check submittal.
4. Accommodate any site drainage in a concealed manner.
5. Provide cut sheets and locations of all light fixtures.

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 residence is located towards the front, bottom portion of the vacant, up-sloped hillside featuring an average current slope of 64.5%.
- The project is built into the hillside, in compliance with the Hillside Design Guidelines which also suggest that some grading is preferable to eliminate use of excessive retaining walls. The project does not have substantial grading that greatly alters the topography or results in flat pads, as discouraged by the Guidelines.
- Minimal, decorative, Code-compliant retaining walls complement the building and are only proposed where necessary: at the base of the house to create a stairway to the front entry, and behind and to the westerly side of the house to create a shallower, landscaped flat yard.
- The attached, two-car garage faces Cielito and is fully integrated within the overall structure. The proposed decorative driveway complies with Code.

Mass and Scale: The proposed mass and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed three-level house has an overall height of 35 feet from the lowest building point to the top roof ridge, while the building volume itself is never more vertically stacked than two-stories. This staggering reflects the site's topography and helps diminish the apparent size and scale of its mass.
- The residence is to be built into the hillside to reduce the appearance of a monumental structure.
- The building form and profile follows existing topography, with the taller massing on the upslope side of the site.
- The hierarchy of architectural elements used to differentiate the building aid in achieving a balanced proportional relationship within the project itself, and to the surrounding context.

Building 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 residence is designed in a Spanish Mediterranean architectural style, which fits within the hillside neighborhood context.
- The proposed materials (smooth stucco walls, two-piece clay roof tile, terracotta tile, decorative wood trellises and railings, recessed wood doors and windows, pavers, etc) and color palette is appropriate for the architectural style and consistent throughout the project.

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

Vilia Zemaitaitis, AICP