



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 25, 2018 **DRB Case No.** PDR1718173

Address 652 Robin Glen Drive

Applicant Hamlet Zohrabians

PROPOSAL: To construct a new two-story, 8,351 square-foot single-family dwelling with an attached 1,085 square-foot, five-car garage on 99,317 square-foot (2.28 acres) site, zoned ROS (FAR District III) with an average current slope of approximately 55% and 285 cubic yards of grading.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Charchian				X		
Malekian			X			
Simonian	X		X			
Totals			4	1		
DRB Decision		Approve with conditions.				

CONDITIONS:

1. That new landscaping, including a mix of drought-tolerant groundcover and shrubs, to mitigate erosion and stabilize topsoil at the southwest portion of the site. In addition, plant additional canopy trees in this area to provide a buffer to enhance the privacy of the adjoin property.
2. That the soils engineer shall investigate methods to direct runoff and potential debris flow away from the adjoining property to the southwest, such incorporating impact walls, swales, and/or another recommended means.
3. That the retaining wall at the western portion of the property shall be constructed of split face block material or finished with smooth cement to enhance its appearance.
4. That additional ground cover, shrubs, and irrigation shall be provided at the base of the south facing retaining wall and infinity pool to enhance the screening and stability of the hillside.
5. That a consistent railing design shall be provided at the second level balconies and along the pool deck.
6. That additional canopy trees should be planted along the southern property line to improve the privacy and buffered area with the southern adjacent property.

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 proposed dwelling will be located at existing flat portions on the lot had been previously graded at the time the existing single-family dwelling was constructed in 1977.
- Though the house is significantly larger than the existing dwelling, the new footprint will not dramatically differ in a manner that could affect nearby neighbors.
- To help stabilize the topsoil at the southwest portion of the site, the hillside shall be re-landscaped with a mix of California-friendly groundcovers and shrubs. The landscape plan shall be drawn by a licensed landscaped architect to the satisfaction of the Planning Division.

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:

- While the proposed dwelling is significantly larger than neighborhood in terms of size and floor area ratio, the building is appropriate for the 2.28 acre lot and the existing flat pad.
- The massing of the dwelling transitions well with the existing context of Robin Glen Drive because it will be sited directly behind several parcels developed with single-family dwellings. Access onto the site is provided by an existing asphalt driveway located on lot stem that is approximately 44-foot wide and approximately 117 feet from Robin Glen Drive.
- From the southern elevation, the dwelling is designed with a rear patio that spans the length of the south façade to transition the mass of the second level with the hillside contour.
- The new footprint will not bring the dwelling significantly closer to any neighbor, and the larger size and mass should not have a negative impact due to the large setbacks and higher elevation of the lot.

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 immediate neighborhood along Robin Glen Drive is comprised of a variety of non-descript styled single-family dwellings. The proposed style of the dwelling is well designed and relates with the neighborhood context.
- The windows and doors are constructed of fiberglass-clad wood with a brown finish. These windows will consist of a mix of casement and fixed windows with a recessed placement, pre-cast concrete sills and stucco bullnose surrounds.
- The materials and finishes are appropriate to the design of the building, which includes smooth finished cement plaster, wood corbels and two-piece clay tiles.

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