



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 14, 2018 **DRB Case No.** PDR1800929
Address 1116 Esmeralda Drive
Applicant Gevik Ghazarian

PROPOSAL: The applicant is proposing to construct a new 960 square-foot deck at the rear of an existing house (originally developed in 1951). The project site is a 12,060 square-foot lot located in the R1R (FAR District II) Zone. The overall height of the new deck will be 13'-11".

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Charchian			X			
Malekian			X			
Simonian	X		X			
Totals			5	0		
DRB Decision		Approved with Conditions				

Conditions

1. That the applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments, dated February 2, 2018, which also requires the applicant to obtain an Indigenous Tree Permit.
2. That the applicant shall provide section and elevation drawings of the railings, including indications of the material(s) and method of attachment.
3. That the applicant shall provide section drawings to indicate the below-deck framing that will support the horizontal cladding.

Analysis

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

- There are no alterations being proposed to the existing building footprint or site planning, aside from the new deck. The existing single-family residence is sited towards the northerly portion of the irregularly shaped lot and features a U-shaped building footprint. The project site slopes down from Esmeralda Drive, and the house sits on a relatively flat pad that is at a lower elevation than the street level.

- There is one indigenous tree in the vicinity of the project which may be impacted (four others on adjacent lots will not be affected). The City's Urban Forestry Department has reviewed the project proposal, the Indigenous Tree Report, and provided comments. A staff recommended condition of approval requires the applicant to comply with the Urban Forestry Department comments dated February 2, 2018 (Attachment 5), and obtain an Indigenous Tree Permit prior to the issuance of any building permits.
- The existing landscaping, including natural hillside vegetation will be maintained on-site. As noted on the drawings, there is an existing pine tree located in the center of the deck that will also be maintained. Additionally, the new deck will feature drought tolerant landscaping, "Fire Stick" succulents, at the base to help screen the massing of the structure.

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 size and general appearance of the deck are in keeping with other decks on downsloping lots in the area.
- The overall height of the new deck will be 13'-11", where the maximum height allowed is 15'-0". The drawings have been revised to include new drought tolerant landscaping at the base of the deck to help screen the massing of the structure. The light, open appearance of the vertical cable railings will not add to the sense of height or mass.

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 new deck will feature vertical cable railings, wood joists, steel frame, "Trex" flooring, and horizontal "James Hardie" cement board siding for the deck enclosure. These materials are appropriate for this type of structure.
- While the new deck will overlook the properties below, as is typical of other similar decks in the area, as noted on the drawings, there is sufficient distance to suggest that there should not be any privacy issues for nearby properties.
- The proposed wood gates complement the design of the house and feature an arched design.

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 Vista Ezzati, Planning Associate