



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 14, 2022 **DRB Case No.** PDR 2111714

Address 924 Old Phillips Road

Applicant Nareg Khodadadi

Project Summary:

The applicant is proposing to demolish an existing 2,243 square-foot, one-story, single-family dwelling and attached two-car garage (built in 1967) and to construct a new 3,363 square-foot, two-story, single-family dwelling with an attached 440 square-foot, two-car garage on a 9,250 square-foot property located in the R1R (Restricted Residential, Floor Area District II) Zone.

Design Review:

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|---------------------|-----|----|--------|---------|
| Lockareff | X | | X | | | |
| Minas | | | X | | | |
| Simonian | | | | | X | |
| Tchaghayan | | X | X | | | |
| Welch | | | X | | | |
| Totals | | | 4 | 0 | | |
| DRB Decision | | Return for Redesign | | | | |

Condition:

1. Reduce the height of the roof at the entry porch to align its fascia with that of the one-story portion of the house. Lower the front door height correspondingly.
2. Restudy the design of the stair tower area at the front façade, possibly creating a break between the first and second levels, revising the window pattern and/or shifting the location of the stairs, to provide better integration of the two sides of the primary façade.
3. Shift the second floor mass to the southwest to soften the overall building mass and provide some massing relief to the adjoining property.

4. Revise the roof design to create better-integrated forms, particularly at the stair tower, second level, and the entry to avoid the appearance of multiple independent roof forms. This may, at least in part, be accomplished through the implementation of conditions 1 to 3.
5. That the driveway and entry walkway be repaved with a decorative material consistent with the design, with consideration given to a permeable paving material.
6. Revise the balcony railing designs to be more compatible with the traditional features of the design.
7. Clarify the final design of the front doors. If they will not be simple single-light glazed doors, drawings and/or cut sheets must be submitted for staff review and approval.
8. Use opaque, non-reflective panels at the garage door.
9. Eliminate or significantly reduce the size of the second floor balcony at the rear façade from the proposal and redesign it to enhance privacy of adjacent properties. Applicant is to provide with the resubmittal for the board's review sight line studies, site section drawings, and photos that illustrate the potential privacy impacts of the front and rear balconies at the second floor.
10. Indicate exterior lighting locations on the elevation drawings and provide cut sheets of the proposed fixtures for staff review and approval. Avoid overlighting the building facades and specify fixtures that will avoid light spillover onto adjoining properties.
11. Work with Building & Safety and Planning staff to obtain all necessary permits and approvals to legalize, modify, or rebuild the existing unpermitted retaining wall at the rear of the property.

DRB Staff Member Vista Ezzati, Planner

Notes:

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.