



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 12, 2023 **DRB Case No.** PDR 2111714-B

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 3,499 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
Kaskanian			X			
Lockareff		X	X			
Simonian			X			
Tchaghayan			X			
Welch	X		X			
Totals			5	0		
DRB Decision		Approve with conditions.				

Conditions:

1. At the second floor, extend the linen closet to line up with bedroom number three along the north elevation.
2. At the front elevation at the dining room bay window, continue the stone siding for the length of the front façade.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- Overall, the project site planning remains relatively unchanged with the new building footprint sited on the lot similarly to the previous condition. The proposed building footprint complies with all zoning regulations, including setbacks, parking, and landscaping.
- The surrounding neighborhood features primarily attached two-car garages that directly face the street. The new attached, two-car garage will be consistent with this neighborhood pattern, with access taken from the existing curb cut.
- The driveway will be modified to accommodate the required interior setback of the entire dwelling.
- The landscaping plan features new drought tolerant landscaping and the plant palette is complementary to the development of the site and complies with the minimum landscaping requirements for the zone.
- There is an existing retaining wall that is approximately three feet tall and located in the rear yard area that the applicant will have to legalize as part of the building permit process. Extending the height of this existing wall is also part of the applicant's request, and it will have an overall height of approximately five feet. The plans identify that the block wall will be finished with a stone veneer.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- Overall, the mass and scale of the redesigned two-story project is appropriate to the contemporary design concept and the neighborhood context.
- The predominant neighborhood pattern consists of one-story homes with a few two-story homes scattered among them. The project site is located between a one-story, single-family home to the northeast (left) and a two-story, single-family home to the southwest (right).
- The project's massing is broken up using a number of architectural devices, including changes in façade planes, varied roof heights, and upper-floor setbacks.
- The location of the second floor is integrated into the overall design and has shifted towards the center of the house, resulting in significant setbacks at the second-floor along the visible façades (street-front and side elevations).
- The design features a hipped-roof design that complements the contemporary style of the residence and the use of a 3.5:12 roof pitch is consistent throughout.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The surrounding neighborhood features a mix of architectural styles, and the proposed style, materials, and color palette are appropriate and will add to the eclectic mix of architectural styles in the area.

- The proposed entryway has been redesigned to address the board's conditions and is appropriately integrated into the design with a covered porch, and entry doors that are setback from the street. The column pier heights have also been reduced, creating a less heavy appearance.
- The front doors are depicted as steel with geometric scoring patterns and vertical lights with textured glass.
- The new windows will be black, fiberglass, nail on frames with recessed placement. They will be an appropriate combination of casement, fixed, slider, and awning windows with stucco sills.
- The project has been redesigned to feature a 217 square-foot second-floor balcony at the rear (north elevation) that is open to the sky. The original design featured a balcony at the street-front and a larger balcony at the rear. The minimal design of the balcony complements the overall style of the new dwelling and is well-integrated.
- The proposed materials include light-colored smooth stucco, manufactured stone veneer cladding, and slate roof tiles, which are suitable for the proposed design.

DRB Staff Member Vista Ezzati, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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.