



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 27, 2023 **DRB Case No.** PDR 000593-2022

Address 3223 Kirkham Drive

Applicant Vardan Kasemyan

Project Summary:

To construct a new 3,802 SF single-family residence and an attached three-car garage on a 19,052 SF lot in the R1R, FAR District III zone. The first floor will contain 1,929 SF and the second floor will contain 1,873 SF. The existing swimming pool on the project site will remain.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian			X			
Simonian		X	X			
Tchaghayan					X	
Welch	X		X			
Totals			4	0	1	
DRB Decision		Approve with conditions.				

Conditions:

1. The landscape plan shall be amended to include the reduction of hardscape (to no more than the width of the entry door/sidelight), or increase in permeable surface area at the front walkway, addition of two shade trees within the front yard and trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the retaining wall. Revised landscape plans shall be reviewed and approved by staff.
2. Restudy the windows on the second floor above the front entry to be consistent with the rear elevation.

Determination of Compatibility: 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 site planning of the proposed residence is similar to the existing residence, and, although the proposed residence has a larger footprint, it is located on the already-graded pad.
- The attached street-facing garage is typical of the neighborhood. Although the majority of the homes include a two-car garage, there are three-car garages present in the area.
- As conditioned, the landscape plan shall be amended for better consistency with the Hillside Design Guidelines. Amendments to the plan shall include the reduction of hardscape at the front walkway or an increase in pervious surface area, addition of two shade trees within the front yard and trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the proposed retaining wall.

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Determination of Compatibility: Mass and Scale

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

- The proposed residence is located on an already-graded building pad.
- The entry of the residence is prominent without being monumental.

Determination of Compatibility: 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 entryway is prominent without being overbearing or monumental. The trellis element above the entry assists in highlighting this area.
- The various materials used, including smooth stucco, black natural stone, Ipe wood siding and fiberglass windows, are of high quality.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.