



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 27, 2023 **DRB Case No.** PDR 000463-2022

Address 757 Cavanagh Road

Applicant Alen Malekian

Project Summary:

To construct a 35 SF addition to and a 73 SF demolition of the first floor and a new 1,205 SF second story to the existing 1,523 SF one-story single-family residence. After the proposed project, the residence will be 2,690 SF. The subject site is zoned R1R, FAR District II, is 18,370 SF in area and consists of two lots. The existing house currently is built over the common lot line. Demolition of a portion of the existing house will enable this residence to comply with minimum interior setback standards and allow the future development of the other lot. The existing attached two-car garage will remain. A swimming pool north of the house is also proposed as part of the project.

Design Review:

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

Conditions:

1. Project plans shall be revised so that the majority of the front yard contains plant material and/or permeable pavers.
2. Landscape plans shall be provided for review and approval by staff. These plans shall concentrate on areas adjacent to the proposed retaining walls and shall include drought-tolerant/native plants that soften the appearance of these walls and the residence. Tall landscaping shall be avoided above the proposed retaining wall.

3. Maintain exterior wall lighting at front entry to the house and the balcony. Eliminate the wall lighting at the family room elevation. Uplighting at the family room elevation is acceptable.

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 site remains similar to the existing conditions. The existing garage is not altered as a result of the project. A small portion of the existing residence is proposed for demolition to comply with minimum interior setback requirements. A small addition in the entry area is proposed to expand this area and allow for a staircase to the proposed second floor.
- While expanded with proposed retaining walls, the front and rear yard remain minimal in size, due largely to the topographical conditions on the subject site.
- As conditioned, project plans shall be revised such that the majority of the front yard contains plant material and/or pervious pavers.
- As conditioned, landscape plans shall be provided for review and approval by staff. These plans shall concentrate on areas adjacent to the proposed retaining walls and shall include plants that soften the appearance of these walls as well as the residence.

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 project steps with the topography of the site. The existing garage remains a one-story element to the overall design of the project and portions of the second floor front façade step back from the first floor façade.
- The horizontally-oriented residence is balanced by the vertically-oriented windows, which successfully reduce the appearance of mass.
- The entry to the residence remains in roughly the same location and orientation and 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 materials used on the house, including trowel-finished stucco, vertical siding, steel casement, recessed windows and wood and brick lintels are of high quality and the combination is aesthetically pleasing.

- The only balcony proposed faces the street and will not pose privacy issues.

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.