



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      May 11, 2023      **DRB Case No.**   PDR000049-2022

**Address**                      330 Wonderview Dr.

**Applicant**                    Hamlet Zohrabians

**Project Summary:**

To demolish the existing, one-story, 2,653 square-foot (SF) single-family house (built in 1969) and construct a new, two-story, 5,919 SF single-family house with an attached three-car garage on a 2.3 acre (101,476 SF) hillside lot, zoned R1R-II (Restricted Residential, Floor Area Ratio District II) and with an average current slope of 61.46 percent. The project features a swimming pool and deck constructed on the upper level. Site improvements involve grading 740 cubic yards of cut and 74 cubic yards of fill.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian					X	
Simonian	X		X			
Tchaghayan			X			
Welch		X	X			
<b>Totals</b>			<b>3</b>	<b>0</b>		
<b>DRB Decision</b>		Approved with conditions				

**Conditions:**

1. Articulate the area underneath the swimming pool deck by either creating window openings or louvers on either side, depending on the proposed use for this area whether it's used as a storage or mechanical/pool equipment room.
2. Reduce the width of the driveway to 15 feet while still complying with Zoning Code driveway regulations.

3. Reduce the number of light fixtures proposed on the site and along the sides of the building by limiting their locations to the main entry and patio doors and submit a cut sheet of the fixtures, which corresponds to the fixtures shown on the elevation drawings.

### **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 new house appropriately follows the site's sloping topography. The proposed site plan reflects the lot's current topographical features/grading, with the new house proposed in generally the same location as the existing, but within an enlarged footprint that conforms to the contoured building pad on the site.
- Similar to the existing home, the new home will have a generous setback from the street front property lines. As proposed, the front setback is approximately 116 feet from the street front property line along Wonderview Drive and approximately 145 feet from the front property line along Maginn Drive. The bulk of the home will not be visible from Wonderview Drive, however, it would be visible from the residences on Maginn Drive to the south and the surrounding neighborhood below.
- The existing driveway location will remain accessible from Wonderview Drive and will be improved with new decorative material. The width of the driveway will be enlarged, cantilevering out over the west side of the hillside, and as conditioned by the Board, the driveway width will have a maximum width of 15 feet.
- Balconies/deck are oriented towards the rear, southwest area of the lot's hillside (open space) and the views of the city skyline, appropriately located on the site and respect the privacy of adjacent properties.
- The new attached one- and two-car garages are appropriately located on the site. Its location and accessibility will be from the existing driveway from the property's west side facing Wonderview Drive, appropriately integrated to the site and the neighborhood.

### **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 mass and scale of the house is compatible with those of adjoining and nearby properties in the neighborhood. While the adjacent homes are one-story, the mass and scale of the house appropriately relates to the surrounding context where a one-story volume is visible from these properties. This was accomplished by placing the two-story volume away from the two adjacent one-story homes to the north and placing the two-story volume on the south side.
- The scale, as seen from Wonderview Drive is viewed as a one-story as it slopes down from the street and a two-story volume is visible at a distance from Maginn Drive. Overall, the proposed two-story house with an overall building height of 35 feet fits well on the site and in the neighborhood.
- Overall, the scale and proportions of the addition are appropriate to the style of the house and the neighborhood. The roof design features thoughtfully sloped forms and breaks. However, the rear swimming pool deck wall is tall, with a blocky appearance, emphasizing the building's mass in this area. Staff recommends a condition to relocate the swimming pool and deck to the lower level.
- The raised swimming pool and deck are proposed to be integrated into the building's upper level, appropriately breaking up the building's south façade. To further articulate this volume, the Board conditioned to articulate the walls of the raised swimming pool/deck by introducing windows or louvers on either side, depending on the proposed functional use of this area whether it's used as a storage or mechanical/pool equipment room.

## 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 house features a contemporary design that employs a variety of geometric volumes and mix of materials for architectural effect. The project is stylistically consistent on all four elevations. Overall, the building's design is appropriate to the site and the neighborhood and employs a well-crafted design with high quality materials.
- The proposed materials include a variety of finishes, which help reinforce the overall contemporary building design including, smooth stucco finish combined with composite wood siding and panels, ledgerstone tile, standing-seam metal roof, glass railings, and bronze color fiberglass windows. The project's color palette focuses on shades of off-white color plaster, composite wood siding and panels (brown color), which enhance the design and blend with the hillside and neutral colors of other homes in the neighborhood.
- Light sconces are shown on the elevations. Its proposed style and design are appropriate to the house. As conditioned by the Board, reduce the number of light fixtures proposed along the sides of the building by limiting their locations to the main entry and patio doors will appropriately enhance the building.
- The main entryway to the house on the upper (street) level consists of modest, double glass doors, properly integrated into the roof and overall building design. The entry is not monumental in scale or character, as suggested in the Comprehensive Design Guidelines.
- The design of the house includes a balcony proposed on the lower level and a large swimming pool deck proposed on the upper level. The balcony and deck are primarily located at the rear of the house, significantly setback from the street and overlooking the hillside, thus, not do not compromise the privacy of adjoining development. The windows on the house including those on the upper level would not face adjacent windows. The new second floor is significantly setback from the adjacent residential development to the north, east and southeast.
- The project features recessed fiberglass windows with a brown finish and a variety of operation types (casement, awning, fixed and sliding). The windows are appropriate to the style of the house in terms of their material and overall appearance.

DRB Staff Member Milca Toledo, Senior 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 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 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.