



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 27, 2023 **DRB Case No.** PDR000887-2023

Address 1750 Golf Club Drive

Applicant Sipan Nazaryan

Project Summary:

To construct a new two-story, 3,517 square-foot (SF) single-family house with an attached 697 SF three-car garage and an attached 500 SF Jr. accessory dwelling unit (JADU) within the front area of the new house located on a 20,800 SF hillside lot zoned R1R-II (Restricted Residential, Floor Area Ratio District II) and with an average current slope of 32.25 percent. Site improvements involve grading 162 cubic yards of cut and export. The project features a new swimming pool and spa behind the new house.

Design Review:

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

Conditions:

1. Introduce additional windows on the side elevations and increase the amount of cladding employed at the rear and side facades to reduce the overall amount of stucco.
2. Provide specifications (cutsheets) for the exterior lighting fixtures on the building (or site/landscape plan for site lighting) and their locations for staff review and approval prior to plan check submittal. Specify fixtures consistent with the contemporary aesthetic of the building, limiting their locations to main entry and patio doors and show this information on the elevation drawings.

3. Identify mechanical equipment location on the site plan for staff review and approval and reconsider the use of curve-shape roof vents, and instead use flat vents which can better accommodate rooftop solar panels.
4. Submit details of all junctions where different materials intersect, including corner details where materials turn the corners for staffs review and approval prior to plan check submittal.
5. That the applicant shall apply for and obtain approval of a Lot Line Adjustment for the two lots to create one lot, prior to issuance of building permits.
6. Restudy the main entry to the house. Introduce a more distinguished entry that clearly identifies the house, providing a sense of arrival to the primary residence.
7. That the applicant shall submit a landscape plan for the entire site and addresses the following:
 - a. Reduce excessive paving on and around the motor court at the rear of the house and introduce more landscaping in this area, complementing the site;
 - b. Keep existing trees as much as possible, and if not possible, introduce replacement trees;
 - c. Contact the City's Urban Forestry staff regarding mitigation measures associated with existing protected trees (e.g., oak, bay, or sycamore) located on or within 20 feet of the site.

Consideration:

1. Consider lowering the ground level of the house for purposes of limiting the number of stairs leading from the house to the rear patio area.

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 with the new house proposed in generally a flat pad area on or about the location where the existing garage/carport/storage area is currently located; a portion of the house will be built into the sloped portion of the lot at the front.
- The existing house will remain in its current form and is proposed to be converted to a 1,000 SF detached ADU in the future.
- The new swimming pool and spa are proposed on a relatively flat portion of the lot behind the new house, which is appropriate to the site.
- The new home will have a generous setback from the street front property line. As proposed, the street front setback is approximately 38 feet along Golf Club Drive (below the street).
- The existing driveway will remain and provide vehicular access to the new attached garage, which is appropriate to the site.
- Balconies/deck are oriented towards the rear and sides of the new house, overlooking the lot's hillside (open space), appropriately located on the site while respecting the privacy of adjacent properties. For more efficient accessibility to the rear patio, the Board included a consideration to lower the ground level of the house for purposes of limiting the number of stairs leading from the house to the rear patio area.
- The new attached one- and two-car garages are appropriately located on the site and will be accessible from the existing driveway.
- Majority of existing landscape conditions will remain, and to further enhance existing landscaping, the Board conditioned the project to preserve existing trees as much as possible, and if not possible, replace trees if removed, incorporate more landscaping behind the house which compliments the site, thereby removing excessive paving on and around the motor court. And contact the City's urban forestry regarding mitigation measures associated with existing protected oak trees located on or within 20 feet of the site.

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. This was accomplished by placing the two-story volume away from the two adjacent one-story homes to the east and west. While the adjacent homes are one-story, the mass and scale of the house appropriately relates to the surrounding context where the front of the house is partially viewed as a one-story volume. The neighboring one-story home to the east is located at a higher elevation compared to the subject and the one-story home to the west, while somewhat at the same elevation as the subject, it is located approximately 50 ft. away. Overall, the proposed two-story house with an overall building height of 32 ft., 6-inches fits well on the site and in the neighborhood.
- The building footprint relates to its topography in that its form and profile follows the existing topography. The majority of the house is situated on a flat portion of the site with the exception of the front portion of the house proposed to be built into the slope. Placement of the new house in this area conforms to the contoured building pad, appropriately following the site's topography.
- The facades are appropriately articulated through the use of volumes, breaks in plane and roof line, design details, fenestration, etc. While the front façade adequately mitigates the building's mass and scale with its one-story volume at the front and appropriate use of cladding material and fenestration, the rear and side facades, however, emphasize the building's mass and scale due to its lack of articulation. For better design articulation, the Board conditioned the project to continue the stacked stone cladding to the sides and rear elevations and introduce additional window openings on the side elevations.
- 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. Overall, the roof design reinforces the design of the building and its configuration is appropriate to the site.

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 new house features a contemporary design that employs a variety of volumes and mix of materials for architectural effect. The building's proportions are appropriate and relate well to the site and the neighborhood. While the front façade is appropriately articulated through the use of color, fenestration, cladding, and roof design, the Board conditioned to provide additional articulation on the sides and rear facades by increase the amount of cladding employed in these areas.
- The proposed materials include a variety of finishes, which help reinforce the overall contemporary building design including, smooth stucco finish combined with stacked (ledgestone) stone veneer, horizontal metal railings, and bronze color aluminum windows and doors. The building's warm colors, finishes and details complement the site, building design, and the neighborhood as recommended by the Guidelines.
- The main entry doors at the upper level of the house consists of modest, double doors properly integrated into the roof and overall building design. The entry is designed to provide access to the new Jr. ADU proposed in this area. The entry is not monumental in scale or character, as suggested in the Comprehensive Design Guidelines. However, the main entry to the house is not clearly identified, therefore, the Board conditioned the project to restudy the main entry to the house, providing a clear, identifiable primary entrance to the residence.
- The design of the new house includes balconies at the sides and rear of the house, significantly setback from the street, overlooking the hillside so as to not compromise the privacy of adjoining development. The windows on the house including those on the upper level would not face adjacent

windows since the new house including the upper level are significantly setback from the adjacent residential development.

- The project features recessed aluminum windows with a dark bronze color/finish featuring single hung and sliding operations. The windows are appropriate to the style of the house in terms of their material and overall appearance.
- As conditioned by the Board, identify mechanical equipment location on the site plan for staff review and approval and reconsider the use of curve-shape roof vents, using flat vents which can better accommodate rooftop solar panels.
- As conditioned by the Board Provide specifications (cutsheets) for the exterior lighting fixtures on the building (or site/landscape plan for site lighting) and their locations for staff review and approval prior to plan check submittal. Specify fixtures consistent with the contemporary aesthetic of the building, limiting their locations to main entry and patio doors and show this information on the elevation drawings.

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.