



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 25, 2024 **DRB Case No.** PDR-000542-2022

Address 1644 Cielito Drive

Applicant Marina Vanyan

Project Summary:

The applicant is proposing to construct a new one-story, 3,477 square-foot (SF) single-family dwelling with attached, 483 SF, two-car garage on a 16,029 SF lot in the R1R (FAR District II) Zone. The existing 2,017 SF single-family dwelling with an attached two-car garage was originally constructed in 1964 and will be demolished as part of the project.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian					X	
Simonian		X	X			
Tchaghayan					X	
Welch	X		X			
Totals						
DRB Decision	Approve with Conditions					

Condition:

1. Revise the landscape plans to identify all proposed programming and materials for the site, including the areas identified as “permeable open space”.
2. Reduce the floor to ceiling heights at second floor.
3. Redesign the entryway so that it is appropriately integrated into the design and to reduce the sense of monumentality.
4. Revise the window sizes and sill heights to be consistent throughout the design.
5. Reduce the overall amount of lighting proposed for the exterior building façades and the outdoor areas of the site.

6. Revise the retaining wall material to a more natural material that blends into the hillside, such as a stone veneer.
7. Redesign the balconies to feature a more simplified roof form that is better integrated with the design of the roof of the house as proposed.

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:

- Overall, the site planning remains relatively unchanged with the building footprint sited on the lot similar to the existing conditions, but with an expanded footprint.
- Improvements to the existing site include new drought tolerant landscaping throughout, a new swimming pool at the rear with associated seating areas, as well as improvements in the front yard for entry stairs and walkway, and water features.
- The project also includes improvements in the right-of-way along Cielito Drive to include retaining walls, landscaping, and stairs that are appropriately integrated into the overall site planning.
 - Planning staff routed the application to Public Works and no comments were received regarding these improvements. As part of the permit process the applicant will be required to obtain the necessary right-of-way permits from Public Works.
- New drought tolerant landscaping is proposed on-site and generally the selected plant palette complements the building design.
 - A large portion of the site is identified as being “permeable open space”, but no other information is provided. A condition of approval will require that the programming and materials for these areas be more clearly defined and submitted for staff review and approval.

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:

- While the house sits on relatively flat pad, Cielito slopes upwards from east to west with the second floor appropriately placed on the upslope side of the property.
- The immediate neighborhood surrounding the subject property (300 lineal feet of the site) features one-, two-, and three-story homes. The applicant’s proposal to build a two-story home will be consistent with the neighborhood.
- The overall height of the house will be 29’-8”, with tall floor to ceiling heights and an over-scaled entry that are out of scale and conditions of approval have been placed on the project related to the floor to ceiling heights and a redesigned entryway.
- The project features a hipped roof design with a 4:12 roof pitch that is consistent with the architectural concept of the new house.

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:

- Overall, the finish materials and colors throughout the project reinforce the proposed architectural concept of the house.
- At 20 feet and with large double doors, the entryway creates a sense of monumentality and is not appropriately integrated into the overall design, which is inconsistent with the design guidelines. A staff recommended condition of approval will require that the entryway be redesigned to address this.
- The new windows will be black aluminum and are a combination of fixed, casement, and single-hung operations. The details indicate that the windows will be nail-on and recessed in the openings with a plaster frame and wood sill.
 - At the first floor, the windows are 8'-0" tall with a 2'-0" sill height, and at the second floor they are a more traditional height of 6'-0" with a 4'-0" sill height. The taller windows and reduced sill height adds to the verticality of the new house a condition of approval will require that the window sizes be revised to a more traditional window height and sill height.
- The proposed materials for the house include a smooth plaster in an off-white color, 2-piece clay tile for the roof, vertical wrought-iron railings with knuckle and spiral detailing, and textured stone veneer for the retaining walls.
- A site lighting plan is included with the landscape plans (Sheet LL-1), and the elevations identify the proposed locations of the lighting on the building. Excessive lighting, uplighting and over-lit façades are discouraged in the design guidelines. A condition of approval will require that the overall amount of lighting proposed for the exterior building façades and the outdoor areas of the site be reduced.

DRB Staff Member Vista Ezzati, 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 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.