



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 11, 2024

DRB Case No. PDR-003255-2024

Address 1330 Balmoral Drive

Applicant Johnny Kanounji

Project Summary:

To add 52 square-foot bathroom, 421 square foot trellis, and a 833 square foot deck at the rear of the 12,456 square foot property. The site is currently developed with a 4,679 square foot house with an attached 3-car garage in a RIR (Floor Area District III).

Design Review:

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

Conditions:

1. That the exposed under area below the deck surface is to be enclosed with a material to blend into the hillside, such as a metal mesh material to allow vegetation to grow onto, to obscure the appearance of the structure viewed from the neighboring properties below.
2. That the landscape plan be revised with a variety, such as Lingustrum, with adequate growth height and spread to blend the project's appearance with the hillside. The revised planting palette shall be to the satisfaction of the Fire Department and include varieties with low and very low water usage identified on www.bewaterwise.com or WUCOLS.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The proposed small bathroom addition, the trellis and the new deck is appropriate for the site. The small addition is only 52 square feet and is located towards the rear of the house. The trellis is located behind the house where it will provide a shade cover for the patio. The new deck is located at the rear of the property and extends the existing back yard which will provide additional yard space for the residents. The nearest house from the southern end of the deck is approximately 117 feet.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- The materials used for the deck and the trellis blend in with the house. The small addition to the house is located at the side/rear of the house and is not visible from the street. The deck area is well designed where it extends the back yard with a continues design pattern. Providing landscaping at the rear will minimize the height of the deck area.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- The proposed design, materials and colors used for the project are appropriate because they blend in with the existing house. the proposed project enhances the overall building desing by adding various materials and design, including additional landscaping.

DRB Staff Member Shoghig Yepremian, 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.

