

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** May 26, 2016

**DRB Case No.** PDR 1515429

**Address** 1615 Gladys Drive

**Applicant** Garo Nazarian, Domus Design

**PROPOSAL:** To construct a new 3,233 sq.ft. two-story single-family dwelling with an attached 500 sq.ft. two-car garage on the site. The site consists of two abutting undeveloped lots totaling 12,700 square feet with frontages on Gladys Drive and Luring Drive.

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		x	x			
Benlian	x		x			
Malekian					x	
Simonian			x			
Mardian					x	
Totals						
<b>DRB Decision</b>	Approved with conditions					

### Conditions:

1. Reduce the visual mass at the front building by breaking up the cladding materials of the different volumes.
2. Slope the roof of the bulkhead over the roof stairs and/or change the exterior materials of the bulkhead to reduce its massing.
3. Provide a mansard roof or other design element to reduce the sense of mass at this area and also push the edge of the rooftop deck back from the perimeter of the house to improve the privacy of the neighboring properties.
4. The roof parapet must be designed to vary in height and integrate with the building volumes as opposed to a parapet of uniform height.
5. Provide tiered retaining walls to better control erosion and to soften the visual mass on the northeast side of the house and on the Luring Drive frontage. Landscaping at these walls to also comply with Condition 11.
6. Provide a one-foot high freeboard adjacent to the curb height along the Luring Drive frontage to help control erosion.
7. Clarify and specify all exterior materials and finishes; provide greater differentiation among cladding materials, ensure consistency in their application, and use high quality materials.
8. Specify poured concrete, possibly using board forms and/or appropriate color tinting, for all retaining walls to better blend with the hillside.

9. Verify the requirement for railing along the stairs adjacent to Gladys Drive and specify the railing on the plans if such railing is required.
10. Reduce the amount of grading and deck area to the rear of the house.
11. Revise the landscape plan to reflect landscaping shown in the rendering. Drought-tolerant plants must drape over the retaining walls and incorporate species such as rosemary, coyote bush, lantana, or similar.
12. The location of mechanical equipment shall be indicated on the plans, subject to staff approval.
13. The trash storage area shall be indicated on the plans. The location shall be inside the building, in the vicinity of the elevator shaft or at an alternate interior location.
14. A decorative paving material for the driveway shall be specified on the plans, subject to staff approval.

**Considerations:**

1. Consider a mansard roof type to soften the building mass and to push the edge of the roof deck away from the perimeter of the house.

**Analysis**

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

- The building follows the topography of the site. The garage is accessible from Gladys Drive where the topography is more moderate. The rest of the building is located over the garage and extends towards Luring Drive across the top of the site which is graded down to reduce the overall building height. Also, a condition to add tiered retaining walls to reduce the massing of the building will have the effect of further anchoring the house into the hillside.
- A usable open deck is located along the north side of the house and is cut into the hillside with a series of low retaining walls that follow the topography. Also, a condition to reduce the amount of grading by adding tiered retaining walls in this area will still provide for usable deck area on the roof.
- Retaining walls shown on the South Elevation to the rear of the house are specified to have a stucco finish and appear prominent. A condition to specify poured concrete is added to blend these walls with the hillside.
- The location of mechanical equipment must be specified on the plans and the proposed deck areas should provide sufficient space for this purpose and be away from public view, as conditioned.
- The trash storage area is not shown on the plans, however, it appears that interior space for this purpose could be provided in the vicinity of the elevator shaft or at an alternate interior location, as conditioned.

**Mass and Scale:** The proposed mass and scale are appropriate to the site and its surroundings for the following reasons:

- The building profile steps with the topography. The garage is located on the Gladys Drive side of the site where the topography is less steep and the rest of the building is designed over the garage, extending towards the Luring Drive side of the site, following the general site topography. Also, a condition to add tiered retaining walls to reduce the massing of the building will have the effect of further anchoring the house into the hillside.
- The taller portions of the building are located towards the upslope northeasterly side of the site to better relate to the tall, three-story, adjacent building to the north. A condition to slope the roof of the bulkhead over the stairs to the roof will improve this effect.
- The two-story design is compatible with the existing one and two-story neighboring houses.
- The building's contemporary design elements are carried consistently throughout the building as reflected in the use of rectangular and unadorned simple building volumes distinguishable through the use of alternating cladding materials that help break up the overall mass.
- The building is designed with an emphasis on horizontality with the massing broken up by changes in plane and cladding materials, rendering it less monumental in appearance. A condition to alleviate the massing of the clad volume in the front facing Gladys Drive through the additional material differentiation will further soften the visual massing in this area.

- The use of flat roofs of varying heights is consistent with the contemporary style and lowers the appearance of height. A consideration to use mansard roofs may further reduce the appearance of height.

**Building Design and Detailing:** The proposed building design and detailing are appropriate to the site and its surroundings for the following reasons:

- The use of simple rectangular and unadorned building volumes, rectangular and flush windows, rectilinear railings and awnings reinforce the contemporary style of the building.
- The building entry is integrated into the building volume and is designed as a single-story entry, avoiding any monumental character. Also, the proximity and orientation of the building entry to the street, together with the stairs leading to it from the street and separate from the driveway, result in a clearly identifiable entrance to the building.
- Rectangular flush-mounted fiberglass windows are consistent with the contemporary style of the building.
- The proposed cladding materials, consisting of stone veneer, rustic fiber cement siding and stucco, with painted metal railings and awnings reinforce the overall building style. A condition to completely specify all remaining exterior materials and finishes will ensure the integrity of the building's architectural design and style.
- The use of metal awnings over the windows and balconies of similar design add accent to the building facades. A condition to completely specify all remaining exterior materials and finishes will ensure the integrity of the building's architectural design and style.
- The paving material for the driveway is not specified. A decorative paving material is required, as conditioned.
- The location of mechanical equipment is not indicated on the plans, however, the proposed deck areas should provide sufficient space for this purpose and away from public view, as conditioned.
- The trash storage area is not shown on the plans, however, it appears that interior space for this purpose could be provided in the vicinity of the elevator shaft or at an alternate interior location, as conditioned.

**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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member      Chris Baghdikian