



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 8, 2017 DRB Case No. PDR 1702018
 Address 1819 Deermont Road
 Applicant George Najarian

PROPOSAL: Demolition of an existing 2,614 square-foot single story house with an attached two-car garage (built in 1962) and construction of a new 4,802 square-foot 2-story house with a three-car subterranean garage, on an 18,022 square-foot hillside lot, zoned R1R (Restricted Residential) Zone, Floor Area Ratio District II.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Benlian	X		X			
Malekian			X			
Simonian					X	
Totals			3	0		
DRB Decision	Approve with conditions					

Conditions:

1. Provide a softer contrasting color for the stucco in keeping with the Hillside Design Guidelines.

Consideration:

1. Provide alternative parking layout to reduce the amount of grading.

Analysis

Site Planning: The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The house is situated to meet Code required 15-foot front setback and 10-foot interior setbacks.
- The structure is "L" shaped in plan, basically two pavilions around a courtyard.
- The existing driveway location will remain at the east end of the property in keeping with the neighborhood pattern.
- The landscape and hardscape, which includes a reflecting pond and courtyard at the front entry, are complementary to the building design.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- Overall, the impact of the house size and second story is mitigated by cutting the structure into the hill to lessen the appearance of mass as seen from the street. The structure will appear as 1 1/2 stories from the street. The proposed top of roof of the second story is 1'-3" higher than the ridgeline of the existing single-story structure.
- The overall massing of the house follows the natural topography of the site. The proposed structure is two-stories at the top of the site and steps down to a single story at the lower end of the site.
- The consistent design reflects a mid-century modern aesthetic, similar to other houses in the neighborhood.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The proposed exterior building materials of high quality include smooth stucco, stone, steel and wood to reinforce the mid-century modern style of the house.
- Overall, the colors and materials are appropriate for the hillside area; however, the smooth trowel stucco appears to be stark white. Staff recommends a softer contrasting color for the stucco in keeping with the Hillside Design Guidelines.

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

Kathy Duarte, Planner