



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 23, 2018 **DRB Case No.** PDR1729332
Address 2030 Maginn Drive
Applicant Zaven Demirjian

PROPOSAL: The applicant is proposing a 1,096 square-foot addition to the first floor and interior remodel, new 3,153 square-foot second story, attached garage, 420 square-foot accessory structure, and pool at the existing 2,293 square-foot house with an attached garage (built in 1964) on a 46,980 square-foot hillside lot (considered a new house as more than 50 percent of the combined area of the exterior walls and roof will be demolished). The site is zoned R1R (Restricted Residential) Zone, Floor Area Ratio District II and has an average current slope of 32%. Site improvements will involve approximately 325 CY of fill.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Charchian					X	
Malekian					X	
Simonian	X		X			
Totals			3	0	2	
DRB Decision		Approved with Conditions				

Conditions

1. Reduce the amount of hardscape in the street front setback by the driveway apron and add drought tolerant landscaping. Provide consistent documentation of landscaping on the site plan and landscaping plan.
2. Locate the air conditioning equipment away from the adjacent neighbor on the east side of the property and locate the pool equipment away from the adjacent neighbor on the west side of the property (must be screened if within the interior setback).
3. Provide lighting plan and cut sheets for fixtures using shielded lighting directed downwards.
4. Select a stucco color more in keeping with the natural hillside and Hillside Design Guidelines and provide the color and materials of the driveway paving and front fence and gate for staff review and approval.
5. Provide details for the proposed fencing and gate shown along the east side of the house as viewed from the street.
6. Where building elevations currently indicate a grey colored stucco finish, replace stucco with metal or wood siding for a better execution of the proposed design. The type and

style of stone material currently proposed may need to be reselected (not omitted) for compatibility with the new siding.

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 residence is essentially sited at the same location as the existing house with the second story setback from the first floor.
- The existing driveway location will remain at the east end of the property in keeping with the neighborhood pattern.
- The proposed accessory structure is located adjacent to the existing pool in the side yard and is below the street level.
- The majority the existing landscaping will remain. However, there is excessive paving in the street front setback by the driveway, front entry, and interior setback on the east side of the property. Staff is recommending that the amount of hardscape in these areas be reduced, and drought tolerant landscaping added.
- The details of the proposed fencing and gate shown along the east side of the house as viewed from the street will be reviewed and approved by staff.

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:

- Although the proposed house is large in comparison to the other houses in the neighborhood, the appearance of mass as seen from the street is mitigated by the house being partially located below the street level and the second story stepping back from the first floor.
- The project's modern architectural design fits the varied style of homes within the neighborhood context

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 (stucco, stone, glass, metal) reinforce the contemporary style of the house in a neighborhood that features an eclectic mix of architectural styles. However, the white stucco color should be more in keeping with the natural hillside earth tones as required by the Hillside Design Guidelines. All materials and colors including paving should be provided for staff review and approval and noted on drawings.
- The main entry is oriented toward the street with access from the street and driveway walkway. The double front entry glass doors are set under a covered porch that is integrated into the overall architecture of the building.
- The aluminum frame doors and windows are consistent with and appropriate to the contemporary style.
- The air conditioning is located outside of the interior setback area, however staff recommends locating the air conditioning equipment away from the adjacent neighbor on the east side of the property and locating the pool equipment away from the adjacent neighbor on the west side of the property. Any pool equipment within the setback must be screened. Submit final location staff review and approval.
- The design and materials of the front and side fence and gate should be provided for staff review and approval.

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

