



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 9, 2017

DRB Case No. PDR 1625465

Address 1410 Colina Drive

Applicant Edward Hagobian

PROPOSAL: The applicant is proposing to construct a new split-level, 2,515 SF single-family residence and an attached, two-car garage on a 10,374 square-foot lot hillside lot, zoned R1R (II) with an average current slope of 41%.

DESIGN REVIEW

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

Conditions:

1. Propose permeable pavers or a drainage system for the rear patio areas.
2. Revise the landscape plan to incorporate plant material at the rear yard planters that is either taller or climbing to soften the appearance of the adjacent retaining walls.
3. Enhance privacy between the patio off the master bedroom and the adjoining neighbor by introducing additional landscaping or other screening materials.
4. Consider adding indigenous oak trees to replace the ones that have been removed.

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 proposed site plan remains essentially the same as the previous proposal, with the residence and attached garage situated in a central location on the property. As pointed out in the previous staff report, the site plan is influenced by the configuration of the irregularly-shaped, up-sloped hillside lot, the onsite indigenous trees, and the design criteria/conditions by the Board to be sensitive to the neighbors.

- The house remains pushed as far to the south as possible given the construction of the required setbacks and the steep slope at the southwest corner of the lot.
- The house is located behind the street-facing garage, approximately 110 feet from the front property line on Colina Drive. A turnaround area has been incorporated into the site plan to allow for better street access for vehicles. Permeable grasscrete is proposed for the long driveway.
- The Code-required impact and retaining walls along the rear of the house are used to provide outdoor terraces and useable back yard area for the residents. Given their location and design, the project's main outdoor spaces will be screened from any adjacent neighbors. The height of the impact walls is minimized as much as possible, and based on the distance from the street, the location behind the house, and the sightlines from the street and neighbors, their visual impact will be minimal. A condition is put forth to incorporate taller or climbing/trailing plant material in the planters adjacent to these walls to help soften their appearance.
- The previous building footprint has been expanded somewhat due to the relocation of Bedroom #2 and bath, which have been brought down from the previous second floor location. In addition, the master bath and closet were somewhat increased in size. These changes increased the grading somewhat, but allowed for the reduced mass and split-level design conditioned by the Board at the previous hearing, while maintaining the usability of the interior spaces.
- Bedroom #3 remains above the garage and back from the northerly building wall below, and above the garage, while its balcony faces the driveway and Colina Drive. This orientation is intentional so as to limit visual impact onto adjoining neighbors, while the balcony wall will be solid rather than an open railing system.
- The remaining lot area will remain ungraded, and any proposed landscaping to be installed on-site shall be drought-tolerant.

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:

- The overall massing and true split-level layout of the house are appropriate to the site context and overall neighborhood. All of the adjacent houses are two-story, except for the direct neighbor to the north on Hillside Drive.
- The overall height of the building is 24 feet, while the maximum permitted height in the R1R zone is 32' for a flat roof design. The tallest portion of the house is located at the rear (south-side), appropriately massed against the upslope of the lot.
- The finished floors of the house and attached garage are on six different levels, allowing the split-level residence to step with the hillside contours and site topography. This treatment reduces the sense of mass as seen from the north and east.
- The proposed staggered flat roof design also helps diminish the perceived bulk and perceived massing of the project, while breaking up the elongated building form.
- The previously proposed second level has been reduced and one of the two bedrooms relocated to the first level. The remaining bedroom is located above the garage and set back from the facade below, as well as from the adjacent neighbors to the north on Hillside. This bedroom above the garage also visually shields the rear retaining wall from the street, as required by Code. At no point in the house is there one habitable level above another. This treatment reduces the perceived mass and reflects the topography of the up-sloped lot.
- All visible façades are sufficiently modulated to break up the mass into smaller volumes.

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 current proposal retains the modern style of the previous proposal, with articulated facades, staggered, flat roof forms, and walls clad with horizontal siding and stucco. The staggered forms, overall horizontal emphasis and clean lines of the proposed contemporary style are appropriate for the hillside lot and fit within the surrounding neighborhood that features an eclectic mix of architectural styles.
- The proposed materials and finishes are appropriate to the chosen architectural style and hillside location.
- The current proposal features a more streamlined and less heavy appearance in keeping with the Board conditions imposed at the previous hearing.

- The driveway and turnaround areas feature permeable grasscrete, while the trash area is located inside the garage and will not be visible from neighbors or the public right-of-way.
- The gutters and downspouts are identified on the roof plan as being internal leaders.

The Design Review Board approves/recommends the design of projects only. Approval/recommendation 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 Vilia Zemaitaitis, AICP, Senior Planner