

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 14, 2017 DRB Case No. PDR 1710465

Address 2940 Edgewick Road

Applicant Hamlet Zohrabians

PROPOSAL: To construct a new two-story, 3,248 SF single family residence and an attached two-car garage on a 13,040 SF hillside lot, zoned R1R (FAR District II). The lot features an average current slope of 60% and the project involves a total of 534 cubic yards of grading (474 CY of cut and 60 CY of fill).

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian	X		X			
Charchian		X	X			
Malekian			X			
Simonian			X			
Totals			5			
DRB Decision		Approve with conditions.				

CONDITIONS:

Condition:

1. Revise the design of the wall at the trash enclosure area to incorporate a different material that will help reduce the sense of mass.

Consideration:

1. Consider incorporating some of the trim materials and detailing proposed for the front façade at the rear façade.

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 features an attached garage and driveway on the east side of the residence and a stacked two-story house angled at the center to follow the contour line,

similar to the previous project reviewed by the Design Review Board in 2016. The nature of the hillside lot and the existing building pad direct the site plan.

- The grading for the current project involves 474 cubic yards (CY) of cut and 60 CY of fill, which is the same amount in the 2016 proposal. The majority of the grading occurs at the north-west corner of the residence where the house is sunk further into the hillside. This appropriately addresses the topography of the lot and is consistent with the Hillside Design Guidelines.
- Retaining walls are used to create a small, depressed outdoor patio proposed at the front of the house, allowing for windows for the upper floor kitchen and dining room facing the street. The only other outdoor space is the rear balcony terrace off of the public rooms on the upper floor; this space is generously sized at approximately 15 feet deep and 35 feet wide. There is also a small, covered flat area below the balcony terrace and accessible from the master bedroom on the ground floor.
- Except for these useable open space areas, the building footprint, the driveway and the existing retaining walls to remain at the south end of the site, the hillside lot will be left ungraded, while the front yard areas affected by the proposed construction will be landscaped with drought-tolerant, fire-resistant landscaping.

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 mass and scale of the two-story residence appears very similar to the previous proposal, with minor adjustments made to address the Hillside Design Guidelines better and follow the existing contours of the down-sloped lot. The project still appears one-story at the street level and two-story facing the downslope at the rear, with an overall height of 34'-6" (35' maximum).
- The current house appears slightly raised from the previous proposal (PDR 1426981): 89.75' for the finished first floor in the current proposal versus 87.5 for the finished first floor in the prior project. Nevertheless, the house remains sunk into the hillside, with less of the first floor massing visible from Edgewick Road and less visual impact on the street.
- The front entry has been revised: the previous turret feature has been eliminated and the massing of the current front entry surround has been redesigned; a condition is recommended that entry be lowered to be more in scale with the front elevation.
- In response to the Board's comments, the proposed roofline has been redesigned to be more vertically staggered, as evidenced by the lowering of the garage from the upper story to better reflect the slight rise of the street level along Edgewick from east to west.
- The social/public rooms of the residence remain located on the upper floor (on the same level as the garage and with direct access from the street), while the four bedrooms are on the lower, 1st floor and oriented towards the views to the south. The upper floor has been pulled back from the lower floor along the west elevation, providing a break in plane, while a new outdoor stair wraps the easterly side, providing access from the garage to the lower terrace level. Such modifications add more visual articulation and improved massing off-sets along the sides of the residence. The balcony terrace off the second floor public rooms provides a sheltered terrace for the bedrooms below, with the lower floor of bedrooms extending past the vertical plane of the rear elevation wall above and creating a sense of volume below, adding to the terracing effect. This treatment helps reduce the overall mass and scale of the structure as seen from the rear, and complies with the Hillside Design Guidelines.
- As evident in the submitted cross-section drawings, the height and massing of the proposed residence appropriately fits within its hillside 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 Mediterranean style of the proposed residence is appropriate for the neighborhood context and is compatible with the various designs of the surrounding houses.
- The project features high quality materials: smooth finish cement plaster walls, true two-piece roof tiles, fiberglass clad wood windows (in bronze), wood doors and garage door, pre-cast concrete cap details, wood corbels, metal chimney cap and railing, and decorative stamped concrete driveway. The materials and colors are generally appropriate for the chosen style and are complementary to the neighborhood.
- The windows are either trimmed with pre-cast surrounds or set within punched openings with sills. Such design is appropriate to the style, though perhaps window design uniformity throughout the project can be considered.
- The proposed beige and dark brown color palette harmonizes with the hillside.

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 Vilia Zemaitaitis, AICP, Senior Planner