



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 22, 2018

DRB Case No. PDR 1800114

Address 2580 Sleepy Hollow Drive

Applicant Larry Lachner

PROPOSAL: To construct a new, two-story, 3,164 SF single family residence with an attached two car garage on a vacant, 56,874 SF (1.3 acre) hillside lot, zoned R1R (Floor Area District II). The proposed work includes a 20 ft. wide access road the length of the property that would terminate with a Fire Department approved turn-around area and a rear yard pool and deck behind the house.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Charchian			X			
Benlian		X	X			
Malekian			X			
Simonian	X		X			
Totals			4			
DRB Decision		Approve with conditions.				

CONDITIONS:

1. Provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners.
2. Provide roof section showing slope of roof in relation to the fascia to ensure that the fascia heights will allow for proper drainage. If not, the fascia heights might have to be increased. Fascias must be horizontal and not sloping. Include information about downspouts.
3. Ensure that all retaining walls comply with Code.
4. Reduce the height of the stucco reglets.
5. Address the following requirements from Forestry:
 - a. Update the site plans to accurately show the location, species, and driplines of all of the protected indigenous trees on the property or within twenty feet of the property lines. Tree numbers on the site plans should match the tree numbers on the indigenous tree report.

- b. Update the number of required replacement trees to sixteen trees (2:1 removal to replacement ratio). Trees should be one of the six protected indigenous tree species and a minimum 15 gallon container size.
 - c. Working with the Arborist of Record (AOR), revise the landscape sheet. Move the planting location and container size for the updated number of required replacement trees. No more than two of the replacement trees may be planted on the new embankment between the fire road and house.
 - d. Update the indigenous tree report to include:
 - i. All of the protected indigenous trees on the property or within twenty feet of the property line
 - ii. An accurate assessment of the number of protected trees to be removed.
 - iii. Locations of any new trees to be planted.
 - iv. A detailed description of the protective measures that should be installed for Tree # 1, 4, the unmarked Oak between tree 4 & 6, and the unmarked Oak near the SW corner of the house.
6. Provide grading plan for the fire access road. This grading plan must be reviewed and approved by the Arborist of Record (AOR).
 7. Any changes to the project, as depicted in the elevation drawings must be returned to the Design Review Board for review and approval, including changes to the cantilevered deck, trellises, and the grading treatment at the toe of the slope.

ANALYSIS:

Site Planning:

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

- The site plan remains very similar to the initial proposal, with a long driveway off Sleepy Hollow Drive leading to the residence proposed at the widest portion of the down-sloping, irregularly shaped, 1.3 acre lot, located at the terminus of Sleepy Hollow Drive.
- The owner is required to extend Sleepy Hollow Drive with a 20-foot wide paved frontage road to the opposite end of the lot. The extension road will end in a turn-around area required by the Fire Department and a fixed gate will remain at the start of the fire road, prohibiting vehicular traffic.
- In the current proposal, four of the previously identified 10 protected Coast Live Oak trees on-site are to be removed (versus five of which were proposed for removal in the previous project); one additional tree (Tree #3 adjacent to the driveway) is to be saved, if possible. The City's Arborist had reviewed the submitted plans and Indigenous Tree Report (prepared by JTL Consultants, Ted and Jeannine Lubeshkoff, ASCA, dated June 23, 2014, and revised on December 7, 2015). The City's Arborist can support the design and will prepare mitigation measures for the preservation of the remaining trees once a final accurate update by the Arborist of Record to the ITR is provided. Onsite replacement Oak trees will be required for the trees approved to be removed and the recommended conditions of approval include Forestry's requirements.
- Except for the driveway, building footprint and rear deck/pool, in addition to the required regrading of the upper sloped portion adjacent to the re-finished fire road (uncompacted fill that needs to be regraded), the majority of the remaining lot will remain ungraded open space with existing natural landscaping.

- The improvements will require approximately 1,500 CY of cut and 1,500 CY of fill, with all grading to remain on-site; this is consistent with the Board's requirement to re-evaluate the previously proposed 2,814 CY of export.
- A rear deck with shallow pool is proposed at the rear (north-west elevation) of the residence, south-east of the driplines of Oak Trees #8 and #9, as recommended by the Arborist. This deck area sits atop the augmented fill portion on the lot, which then slopes downward towards the neighbors along Bailey Place and Bywood Drive below; given the angle of the slope and the distance from residences, this deck will not pose a privacy issue to nearby residences.
- As depicted in the cross-section plans, decorative retaining walls no greater than five to seven feet in height are proposed where necessary for the driveway and in compliance with the Zoning Code. All retaining walls are to be decorative split face block, with guardrails of the same design as for the residence's balconies and decks.
- The landscaping plan will need to be updated to reflect the final Indigenous Tree Report conditions and City's Arborist's mitigation measures.

Mass and Scale:

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

- Due to the site planning and remote location of the hillside lot, the proposed two-story residence will not be readily visible from Sleepy Hollow Drive along the approximately 90-foot driveway, and therefore, will have very little visual impact on this street. The house might only be barely visible from Bywood Drive and Bailey Place below, given the surrounding hillside topography.
- The current proposal still appears one story from the front, driveway-facing elevation, and two-story from the rear on the down-sloping lot, with bedrooms on the lower level and "public rooms" on the upper floor. The garage in this proposal has been relocated to sit between the upper floor of the residence and the upslope to the south, with the garage wall acting as an impact wall. This helps nestle the massing of the project into the hillside.
- With the elimination of the previously angled roofline design, the overall height of the current proposal has been lowered from 31'-10", to 28'-3". This is below the maximum height of 32 feet for a flat roofed residence.
- In the current proposal, the previously proposed staggered shed and flat roof heights have been replaced by a layered roof system, which addresses the topography, cuts down on the overall height, and breaks up the elongated massing.
- As seen in the north and south elevations, and in the additionally provided cross-section drawings, the house design is somewhat terraced/stepped at the rear elevation facing the slope below, in compliance with the Hillside Design Guidelines.
- The 3,164 SF house is the largest in the 300 ft. survey area (21 properties), but its size is mitigated by its architectural design, stepped massing, and isolated location on a secluded, irregularly-shaped hillside lot.

Design and Detailing:

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

- The proposed house is designed in a contemporary style, within a neighborhood that features an eclectic mix of architectural styles.
- The upper story of the house is proposed to be clad in a combination of smooth finish stucco with 2" recessed, horizontal channels and 3" horizontal wood siding (though in a High Fire Hazard District, this will have to be replaced with a synthetic product. The lower level is clad primarily in ledgerstone, with the central portion on the west elevation finished in the same stucco with horizontal recessed channels as the upper floor, thereby tying in

the materials. The use of the three different materials, underscored by horizontal detailing, adds visual interest to the facades.

- The house also features aluminum framed windows, painted stucco fascia, horizontal metal railings, and aluminum/glass garage door. Such materials are appropriate for the contemporary-styled residence.
- The current proposal features a layered flat roof, which, along with the fascia banding, the metal railing, fenestration pattern, and cladding materials, provides a horizontal emphasis along the elevations.
- The earth-toned color palette is consistent 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 Vilia Zemaitaitis, AICP