



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 12, 2018

DRB Case No. PDR 1728992

Address 2984 Saint Gregory Road

Applicant Amber Keltner

Project Summary: The applicant is proposing to add a new 630 square-foot deck, 231 square feet of which is on-grade and 399 square feet of which is above a 295 square-foot one-story addition underneath, and a 13 square-foot floor area addition to the main residence, and to remodel the existing outdoor space, all at the side and rear of an existing one-story, 1,741 square-foot, single-family residence (built in 1949-1952) on a 13,385 square-foot lot in R1R (Restricted Residential) Zone, Floor Area Ratio District II. The existing detached two-car garage will be maintained.

Design Review:

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

Conditions:

1. Obtain required indigenous tree permits for the removal of an oak tree and encroachments near the driplines of the remaining oak trees as required by the City's Urban Forestry and comply with all protection measures recommended by the arborist of record and required by the City's Urban Forestry.

Considerations:

1. Consider a larger box size, perhaps 36", for the oak tree proposed to be planted closer to the driveway.

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 new 630 square-foot deck with the new 295 square-foot floor area addition (room and bathroom) underneath the deck will be situated on the downhill sloped of the lot below the existing house level, (at the east and south side) and will be terraced up the existing hillside appropriately. The addition relates to and follows the existing topography and will not negatively impact any neighbors.
- The proposed 13 square-foot one-story addition at the side of the house will not alter the site planning significantly, because it will be built on the existing flat portion of the lot at the southeast corner of the house.

- The additions involve minimal alterations of the existing landform by grading approximately 27.6 cubic yards of cut and 64.7 cubic yards of fill.
- The proposed deck addition will be appropriately setback from the east and south property lines. The existing street front setback and interior setback along the west property line will be maintained.
- The outdoor space remodeling, near the construction area, includes a new concrete terrace (180 sq.ft.), concrete steps, and low retaining walls. The alterations are appropriate to the site and its surroundings and provide access from the street level to the rooms and decks above (at the side and rear of the house). There are no proposed changes to the existing stack stone retaining walls and the existing concrete retaining walls on the site (east and south side of the house).
- There are no proposed changes to the existing detached garage and driveway.
- There are eleven indigenous protected trees on the lot. The proposed project will preserve the majority of the existing landscape and protected species; however, one oak tree within the proposed construction area will be removed due to its poor condition and setting and will be replaced with two new oak trees in accordance with the requirements of the City's Urban Forestry Section.

Mass and Scale:

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

- The new 630 square-foot irregular-shaped deck with the overall height of approximately 20 feet to the top of the safety railing (at the side and rear of the existing house) appears to be consistent with the existing house and surrounding neighborhood. It will be partially visible from the street and will not overlook the neighboring properties to the east (3-story house) and to the west (2-story house) due to the site topography.
- The 295 square-foot one-story addition underneath the new deck will be deeply setback from the street frontage and will be situated in a lower elevation than the existing house. The addition is not over-scaled and the existing landscape will screen and soften the addition.
- The proposed 13 square-foot one-story addition at the side of the house will extend the existing flat roof of the house and will not substantially change the building's mass and scale significantly.
- The east and south walls of the addition feature glass walls to create transparency and minimize the massing of the projected portion of the addition towards the east.

Design and Detailing:

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

- Though the overall detailing of the streamlined and Modern style deck and the one-story addition underneath the deck do not follow the design and details of the existing Tudor Revival style house, they do not diminish the architectural details and features of the existing house. The additions will be located towards the rear and side of the house in a lower elevation and they will not directly face the street.
- The design and detailing of the proposed 13 square-foot one-story addition at the side of the house are consistent with the existing house.
- The architectural details and materials of the additions including transparent elements, clean lines, irregular shapes, light fixtures, natural wood siding (horizontal and vertical), board-formed concert at the lower walls, large window and door openings, wire rope railing of the deck, and wood finish floor of the deck meet the intent of the hillside design guidelines and blend appropriately into the surrounding terrain and heavy hillside vegetation.
- The additions will not affect the privacy of the neighboring properties due to the site topography and natural landscape buffer, which limits direct views into the neighbors.
- The proposed fenestration compliments the architectural design of the additions and features bronze color aluminum-clad wood windows with combination of casement, awning, and fixed windows and is appropriate to the overall design concept.
- The brick floor of the existing on-grade deck at the rear of the house will be replaced with joint concrete slabs to match the new texture and material of the additions.

Staff Member

Aileen Babakhani

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.