

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 12, 2018 **DRB Case No.** PDR 1710856
Address 3338 Deer Creek Lane
Applicant Garo Nazarian

Project Summary: To construct a new, two-story, 3,525 SF single family residence with an attached three-car garage on a vacant, 7,838 SF hillside lot, zoned R1R (Floor Area District III). The third parking space will be tandem, which is permitted by the Zoning Code. The new house will be built in the classically-influenced style similar to nearby houses.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian		X	X			
Totals			3			
DRB Decision		Approve with conditions.				

Conditions:

1. Reduce the parapet height by six inches.
2. Depress the building and garage an additional six inches so that the finished floor is at 493.0'.
3. Retain a licensed surveyor to verify that the finished floor at the first level is at 493.0 and the final overall height does not to exceed 516.44' prior to DRB framing inspection sign-off.
4. Recess all windows from the wall and substitute the sliding windows and doors on the front elevation with casement windows and French doors. Only fiberglass or aluminum windows may be used.
5. Lower the second floor octagonal window and redesign the shape/size of this window to be more proportionate to the recessed central portion above the front entry, or redesign the front entry to more closely resemble the previous version considered by the Board.
6. Ensure that all trim, molding and cornices shall be cast stone or EIFs and not field-finished foam molding.
7. Match the garage door color to the lighter molding trim or the darker basalt stone tile to provide contrast.

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 the same as previously proposed. The subject site is a hillside property with a slight downward slope from the street towards the rear of the property (west to east). The new house will be situated in the middle of the lot and will have a boxy and rectangular building footprint. The proposed site planning will be consistent with adjoining properties and other homes within the same neighborhood. The proposed house will address the street in the same manner as other homes since most lots share similar size, shape, and characteristics.
- Due to the downward slope of the rear yard, an open terrace/deck will be incorporated to the design that will connect to the rear of the building. Two sets of stairs on either side of the terrace/deck will lead to a flat area supported by retaining walls. Beyond the retaining wall to the rear property line will be 13 feet of ungraded open space. This terrace and proposed flat area will be the extent of the usable outdoor space/yard.
- A 3-foot high retaining wall will be constructed at the rear of the house to support the modified grade for the rear yard. This wall will not be visible from the street and must be decorative to comply with Code.
- The three-car garage will be attached to the residence. Two spaces are side by side, while the third space will be tandem, as permitted by Code. The driveway will be 18 feet long with direct access from Deer Creek Lane. This type of configuration is standard in the neighborhood.
- The proposed landscape is comprised of drought tolerant plants. As previously recommended, the landscape design should complement the classically-influenced design of the house. As such, the landscape design should be formal and geometric in appearance.

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 mass and scale of the house remain relatively unchanged from the previous proposal. The neighborhood context has not changed as well; the area is comprised of boxier, two-story residences, and the proposed two-story house will maintain consistency with the existing context of the neighborhood in terms of boxy expression and number of stories.
- The size of the proposed 3,525 SF single family residence is approximately 1,350 SF less than the neighborhood average (4,879 SF) and the floor area ratio (0.45) is well below the neighborhood average (0.63, which is legal nonconforming per Code). As such, the house size is compatible with the surrounding neighborhood.
- The subject site has a gentle downward slope from the west to east direction (front to back), resulting in a 12.66% slope. As such, the boxier house follows the existing slope resulting in a building that appears shorter at the front and taller at the rear. This configuration is consistent with nearby residences and how they relate to the topography. This option also results in the less grading.
- The proposed design is a classically-influenced building and its style is consistent with other residences in the Oakmont View subdivision. The scale and proportions of classically-influenced buildings, however, make them appear larger and more monumental than other design concepts, given their symmetrical volume, boxy appearance and angular building lines.
- The proposed residence complies with the maximum height standard (32 feet) in the R1R zone; the previous proposals featured an overall height of 30 feet.
- The overall elevation appears to have been lowered approximately two feet from the previous proposals reviewed by Council and DRB. The plans reviewed by Council showed top of parapet at 519.33 and 495.58 for the finished first floor, while the current top of parapet is identified at 517.44 and 493.69 for the finished first floor. Therefore, the residence's height and perceived mass from the street is slightly reduced by having the house pushed further into the ground and the overall height lowered. The floor-to-ceiling height for the second floor appears lowered from 10 feet in the previous proposals to 9 feet in the current proposal. However, the first floor floor-to-ceiling height could be further lowered to help reduce the overall height of the building (such as from 10'-6" to 10'-0" feet), or portions for the first floor depressed to provide greater room height. These two design modifications were repeatedly requested by the Design Review Board during the previous reviews, when the project was ultimately denied by DRB. City Council upheld the Design Review Board's denial of the project on appeal (see

attachment #5). However, the driveway slope in the current proposal does not appear to have been changed from the previous project that was denied by DRB and City Council. Therefore, staff is recommending that the Board condition that the garage be depressed with a sloped driveway.

- The roof form is simple and flat in its design. This roof design is consistent with the architectural style of the house and contributes to a lower building.

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:

- The proposed building remains designed in a classically-influenced style, generally symmetrical and rectilinear in appearance and adorned with decorative detailing on the facades and having a flat roof.
- The use of high quality materials, as proposed, is important in order to achieve the appearance of grandeur associated with the classical style. The proposed residence will be clad in a variety of materials including stucco and basalt stone tile, and will have aluminum slider windows. Other decorative elements include cornice at the roofline, arched wrought iron door, light concrete moldings, shaped window over the entry, light concrete balustrade and piers. The ornamental detailing and its placement on the building help the project achieve a unified and authentic appearance that is consistent with proposed style of the building.
- The non-monumental, 1-story entry is clearly defined and is recessed from the facades of the living room and garage, bisecting the front elevation. Its ornamentation and design reinforce its formal appearance within the classical façade. This entry has been redesigned and lowered from the 1-½ story entry seen in the previous proposals.
- The fenestration pattern shows a grouping of two windows/doors of the same size as reflected on the west, east, and south elevations. This pattern is deliberate in order to achieve a sense of formality on the elevations. The fenestration pattern of the north, south, and west elevations are similar in terms of their window-to-wall ratio. In comparison, the east elevation is treated differently and shows more and larger windows to take advantage of the views. All windows should be recessed from the wall and the sliding windows and doors on the front elevation should be replaced with casement windows and French doors. Also, the location and size of the second floor octagonal window should be redesigned to be more proportionate to the recessed central portion above the front entry.
- The overall color scheme appears appropriate to the architectural style and is consistent with the neighborhood. The color of the stucco is French Vanilla (La Habra) and the molding light beige, while the basalt stone tile will be a dark grey and the garage door will be beige. The color of the garage door is noted to match the color of the stucco, though the front elevation depicts a darker taupe that is more consistent with the basalt tile; the garage door should have more of a contrast from the stucco, and should either match the lighter molding trim or the darker basalt stone tile.
- The driveway is comprised of concrete and decorative bands. The adjoining walkway leading to the entry will be constructed of the same materials in the same design as the driveway.

Staff Member Vilia Zemaitaitis, AICP

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.