



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>May 23, 2019</u>	DRB Case No.	<u>PDR1904673</u>
		Address	<u>1515 Opechee Way</u>
		Applicant	<u>Hamlet Zohrabians</u>

Project Summary:

The applicant is proposing to construct a new two-story, 3,290 square-foot, single-family dwelling with an attached, 500 square-foot, two-car garage, and a new detached accessory structure on a 13,248 square-foot lot in the R1 (FAR District I) Zone. The existing two-story, 2,525 square-foot single-family dwelling with an attached, two-car garage was originally constructed in 1941 and will be demolished as part of the project.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Boyajyan		X	X			
Simonian	X		X			
Totals			3	0	1	
DRB Decision	Approve with Conditions					

Conditions:

1. The front setback shall be increased an additional four feet to the face of the garage.
2. The height of the pavilion (accessory structure) shall be lowered by 18 inches.
3. The pool equipment shall be relocated to be further north on the property.
4. The driveway paving area shall be reduced as shown on the revised architectural site plan submitted by the applicant at the Design Review Board hearing.
5. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated March 25, 2019 and obtain an Indigenous Tree Permit.
6. The design of the new fences and gates shall be compatible with the proposed contemporary Mediterranean style of the development with consideration given to a simple wrought iron design to maintain the open appearance of the front yard at the street.
7. The site plan and landscape plans shall be revised to be consistent with one another.

8. The design of the new lamp posts in the front yard shall be compatible with the proposed style of the new house.
9. The width of the walkway in the front yard shall be reduced at the sidewalk juncture and the new material shall be permeable to match the driveway.
10. The drawings shall be revised to address any required vents and that decorative vents be incorporated into the design at the gable roof forms, with consideration given to round tile vents that are typical of the Mediterranean style.

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 building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks and parking, while minimizing impacts to the oak trees.
- The surrounding neighborhood features a mix of attached and detached garages with no predominant pattern related to the garage location established. Additionally, the existing house currently features an attached garage. The new attached two-car garage will be accessed from the existing driveway via a 90° turn. The overall design of the new garage is integrated with the new house, with the garage door perpendicular to the street. A condition of approval will require the garage to be set back an additional four feet from the street-front property line.
- There are a total of four indigenous (Coast Live Oak) trees located on and within twenty feet of the project site that will be maintained. Two of these oak trees are located on the project site, and the remaining two trees are located on the adjacent properties. An Indigenous Tree Report was prepared for this project by the Arborist of Record (AOR) and reviewed by the City's Urban Forestry Department; comments are attached to this report (Attachment # 5). A condition of approval will require that the applicant comply with the Urban Forestry Department comments dated March 25, 2019, and obtain an Indigenous Tree Permit.
- The proposed landscaping plan is complementary to the development of the site, and includes new drought tolerant landscaping.
- Details are not provided regarding the new fences and gates shown at the front of the property. A condition of approval will require the drawings to be revised and that the design of these structures shall be consistent with the style of the new house.

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 surrounding neighborhood features one- and two-story homes, and the existing house on the project site is two stories. The applicant's proposal to build a new two-story home is consistent with the neighborhood, and the existing conditions of the site.
- The overall height of the new house will be 28'-0", which is the maximum allowed by the Zoning Code. The existing two-story house that is currently on the site also has a height of 28'-0".
- The project's massing is broken up using a number of architectural devices, including recessed building forms, varied roof heights, changes in façade planes, balconies, and appropriately stepping the second floor back from the first.
- The design features primarily hipped roof forms, with gable roof forms proposed at the entry, and along the east and west elevations. The use of a 3:12 roof pitch is consistent throughout the design of the new house, and the mix of roof forms (gable and hipped) is

typical of the style. There is a portion of the second floor roof that features a flat roof design; however, this flat portion will not be visible. The new second floor balcony at the rear will have a metal trellis roof.

- The new pavilion located by the pool at the rear has an overall height of 15'-0", which is the maximum allowed by the Zoning Code for a detached accessory structure with a pitched roof. A condition of approval will require that the overall height of this structure be reduced by at least 18 inches to help improve the proportions and provide better consistency with the main house.

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:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed contemporary Mediterranean style of the new house.
- The entryway is well integrated into the design and features a covered, recessed single-door entry that is setback from the street.
- The new windows will be black in color, fiberglass, and a combination of fixed and casement windows. The details indicate that the windows will be nail-on and recessed in the openings with a pre-cast concrete sill.
- The proposed materials for the new house include smooth finish plaster, slate tile roofing, steel railings at the balconies with a simple vertical design, and a metal trellis at the rear balcony. The proposed "pavilion" structure located in the rear yard includes materials consistent with the proposed house.

DRB Staff Member Vista Ezzati, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.