



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 25, 2019 **DRB Case No.** PDR 1904792
Address 3276 Beaudry Terrace
Applicant Anet Minasian

Project Summary:

The applicant is proposing to legalize an unpermitted deck area with an overall height of approximately 12 feet at the rear of an existing single-family residence (originally constructed in 1982) on a 26,733 square-foot flag lot located in the R1R (FAR District III) Zone. The project also includes remodeling an existing deck, and new terraced landscape and deck areas at the rear.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan			X			
Simonian		X	X			
Welch					1	
Totals			4	0	1	
DRB Decision	Approve with Conditions					

Conditions:

1. The finish of the walls shall feature a decorative material that blends into the landscape and complements the building design.

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:

- There are no alterations being proposed to the existing building footprint or site planning, aside from the new decks and planter areas. The existing single-family residence is sited towards the northerly portion of the irregularly-shaped flag lot and features an L-shaped building footprint. The project site slopes down from Beaudry Terrace, and the house sits on a relatively flat pad that is at a lower elevation than the street level.
- The new decks and planter areas are located at the rear of the property and are terraced with the hillside.
- The proposal includes 422 CY of grading for the new deck and planter areas. While the Hillside Design Guidelines discourage substantial grading to alter landforms to create flat yards, approximately 42% of the lot will be maintained as ungraded landscaped open space. Additionally, the applicant's proposal complies with the zoning requirements, and will have limited visibility from the street and surrounding properties.
- The drawings indicate that the new walls (retaining, planters, and deck) will have a textured concrete finish. A condition of approval requires that the walls feature a decorative material that blends into the landscape and complements the building design.
- The applicant's proposal includes new drought tolerant landscaping in the rear yard area, including the new planters and the lower landscaped deck area. Currently, there are no indigenous trees located on the project site. The plans indicated that five new 24" box Oak trees will be planted along the southerly portion of the lot.

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 size and general appearance of the deck and terraced landscape areas is consistent with similar decks on downsloping lots.
- The deck, planter areas, retaining walls, and landscaped lower "deck" are terraced and follow the downslope topography of the lot.
- The overall height of the deck that is being legalized will be approximately 12 feet, and the lower landscaped "deck" area will have an overall height of 8'-10". The maximum height allowed for these types of accessory structures is 15'-0". New drought tolerant landscaping is proposed in the planters and lower deck area and at the base of the structure to help screen the massing.
- The light, open appearance of the vertical cable railings will not add to the sense of height or mass of the decks.

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 new deck will feature vertical cable railings, and a textured concrete finish is proposed. A condition of approval will require that the new walls (deck, retaining and planter walls) feature a decorative material that blends with the hillside landscape and complements the building design.

- While the new deck areas will overlook the properties below, as is typical of other similar decks in the area, as indicated on the drawings, there is sufficient distance to suggest that there should not be any privacy issues for nearby properties.

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.