



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 28, 2020 DRB Case No. PDR 2004770

Address 1248 Corona Drive

Applicant Eduardo J. Carrillo

### Project Summary:

The applicant is proposing to construct a new two-story, 2,299 square-foot, single-family dwelling with an attached 545 square-foot, two-car garage on a vacant, 8,889 square-foot lot, zoned R1R (FAR District III) with an average current slope of approximately 70%.

### Environmental Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X		X	
Benlian			X			
Simonian		X	X			
Smith				X		
Welch				X		
Totals			3	2		
<b>DRB Decision</b>		<b>Adopt Final Mitigated Negative Declaration</b>				

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Simonian		X	X			
Smith				X		
Welch				X		
Totals			3	2		
<b>DRB Decision</b>		<b>Approved with conditions</b>				

**Conditions:**

1. In lieu of the hydroseed landscaping proposed at the southern portion of the lot, a mix of California-friendly groundcovers and shrubs shall be incorporated with the landscaped design.
2. To further enhance the texture and reinforce the design of the front facade, in lieu of stucco, a different siding material (such as, vertical wood or metal panel) be applied at the volume adjacent to the building's front entry, as well as at the master bathroom at the upper level.
3. That a consistent roof pitch should be used at the shed and butterfly roof forms.

**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 two-story dwelling will be built into the upsloping terrain, which will allow the building mass to be pushed into the hillside.
- The setbacks and driveway configurations for the building are considerate of the prevailing neighborhood pattern and will comply with code standards.
- The landscape design will complement the site design and provide a natural look to the hillside with a variety of California-friendly shrubs and trees. The overall landscape design will help blend the building into the natural hillside.
- In lieu of the hydroseed landscaping proposed at the southern portion of the lot, a conditioned is included for this area to be landscaped with a mix of California-friendly groundcovers and shrubs.

**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 two-story dwelling will be built into the upslope side of the property to reduce the appearance of a monumental structure. The building's first level will be set back 15 feet from Corona Drive and the building's second level will be set back an additional three to five feet further to allow the building's profile to terrace with the hillside.
- The design of the dwelling is well articulated with multiple breaks and designed separate volumes further breaking up the mass of the building.
- The flat roof design is appropriate to the scale and proportions of the building. The roof line varies in height complementing the contemporary design of the new dwelling.

**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 immediate neighborhood is comprised of a variety of simply styled single-family dwellings. The proposed Contemporary style of the dwelling is well designed and appropriate to the neighborhood context.

- The dwelling's finish materials include smooth stucco, vertical wooden rainscreen siding (Ipe wood), and a stainless steel railing system. These will provide an appropriate variety of textures and color that will enhance the design. As conditioned, in lieu of stucco, additional siding material (such as, vertical wood or metal panel) is to be applied at the volume adjacent to the building's front entry, as well as at the master bedroom's bathroom at the upper level to enhance the building's design.
- The windows and doors coordinate well with the design of the building. A combination of recessed aluminum-clad wood windows and aluminum framed storefront windows will be placed throughout the dwelling.
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DRB Staff Member Dennis Joe, 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.