



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 10, 2020 **DRB Case No.** PDR 2012420

Address 1625 Hazbeth Lane

Applicant Rita Noravian

Project Summary:

The applicant is proposing a 175 square-foot addition to an existing one-story, 2,847 square-foot single-family dwelling (originally constructed in 1955) on an 18,705 square-foot lot located in the R1R Zone, FAR District II. The proposal also includes a change in architectural style which will result in removal of the existing roof and construction of a new flat roof with parapets. The proposal involves demolition of more than 50% of the existing wall and roof area, classifying the project as a new single-family dwelling.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian			X			
Smith				X		
Welch	X		X			
Totals			3	1		
DRB Decision	Approve with Conditions					

Conditions:

1. Provide details related to the proposed driveway paving material for staff review and approval. The proposed material shall be compatible with the proposed modern design, with consideration given to a permeable paving material.
2. Redesign the large continuous paved area adjacent to the garage and the west elevation (front façade) to minimize the amount of hardscape and introduce additional drought tolerant landscaping in this area, as well as along the interior setbacks to provide an appropriate buffer with the adjacent neighbor.
3. Reduce size and sense of mass of the stucco-clad roof projection at the street (west façade).

4. Revise the drawings to identify the location of the new light fixtures.
5. Identify the trash location on the site plan, and locate it out of public view.
6. Revise the drawings to show the gutters and downspouts (or internal leaders).
7. Revise color palette and/or material of projecting canopies shown with an orange color on the drawings. Canopies should either be clad with copper or employ a finish to match either patinated or unpatinated copper.
8. Revise the design of the three decorative columns at the south façade to incorporate a material other than stucco, such as metal cladding or a screened element, to visually emphasize this design feature.
9. Clarify that no portion of the proposed garage doors will have a mirrored finish.

Analysis:

Site Planning:

The site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The overall site planning remains relatively unchanged with the exception of the areas of the addition, as well as the enlarged patio areas at the front and rear.
- The building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and landscaping.
- The project site is a through lot with frontage on two streets: Hazbeth Lane and Darrell Drive (106.82 linear feet of frontage along Hazbeth Lane and 15 feet of frontage along Darrell Drive). The development (house, pool, covered patio and rear yard areas) are located on an existing flat pad.
- The L-shaped house will remain internally oriented, with the main entrance facing the interior motor court and shielded from Hazbeth Lane by the garage wing.
- New decorative paving materials are proposed for the existing driveway, although no other information is provided on the plans. A condition of approval requires the applicant to provide details regarding the proposed paving material for the driveway and that consideration be given to a permeable paving material.
- New drought tolerant landscaping is proposed throughout the site that will complement the building design. At the driveway entrance, there are two existing palm trees and an agave that will remain. A condition of approval requires that the large continuous paved area adjacent to the garage and the west elevation (front façade) be redesigned to minimize the amount of hardscape and introduce additional drought tolerant landscaping in this area, as well as along the interior setbacks to provide an appropriate buffer with the adjacent neighbor.
- The project will maintain existing retaining walls that are currently on-site. New glass guard railings are proposed throughout the site adjacent to walkways. Additionally, new side yard gates are appropriately located on-site, and feature a horizontal wood design compatible with the house.

Mass and Scale:

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

- Overall, the mass, height, proportions and architectural concept of the proposed addition is consistent with the proposed modern style of the new house.
- The surrounding neighborhood features primarily one-story single-family residences with one 2-story house located directly across the street. The proposed house will remain one-story, which is consistent with the predominant pattern in the neighborhood and the existing conditions of the site.
- The overall height of the new house will be 15'-4", which is a decrease in height from the existing pitched roof and overall height of 19'-4". This is the result in the change in architectural style from a ranch style house with pitched roofs to a modern design with a flat roof design.
- The mass and scale of the project is appropriate to the design concept and context of the surrounding neighborhood. Varied parapet heights have also been incorporated into the design, consistent with the style.
- The project features a flat roof with a geometric, linear design and staggered parapet heights that is unique and also appropriate to the modern design concept. A condition of approval requires that the size and sense of mass of the stucco-clad roof projection at the street (west) façade be reduced. The roof forms over the outdoor areas feature three different types of materials that are varied throughout the design, an angled metal trellis oriented towards Hazbeth Lane, horizontal Trex cladding, and a copper colored metal roof canopy. These elements are also carried over into the design of the gazebo in the rear yard providing consistency.

Design and Detailing:

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

- Overall, the consistency in the use of materials, colors and linear forms throughout the project helps to reinforce the proposed modern design of the new house, as conditioned.
- The entryway is appropriately integrated into the design and features a covered, recessed, single-door entry that is oriented away from the street, similar to the current conditions. The design of the entry features a large- wood door with rectangular glass panels and a sidelight. This is consistent with the modern design of the house.
- The new windows will be fiberglass, and an appropriate combination of fixed, awning, and casement windows.
- The proposed materials for the house include fine finish stucco in two varying shades of gray, horizontal Trex cladding, a sheet metal roof canopy in copper, a metal awning in charcoal, and board formed concrete cladding panels. The design also features a large sliding glass (stacking) door for the outdoor patio areas and mirrored glass garage doors.
- The material board indicates a new exterior light fixture which is compatible with the design, however, no information is provided on the drawings as it relates to the proposed

locations of these fixtures. A condition of approval requires that the plans be revised to identify the locations of the light fixtures.

- The project also includes a new gazebo in the rear yard area adjacent to the existing pool that will remain. The design of this new gazebo is consistent with the new house through the use of materials, colors, and featuring a similar geometric, flat roof design for the roof.

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.