



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 23, 2021 **DRB Case No.** PDR 2108739

Address 415 East Mountain

Applicant Domus Design

Project Summary:

To construct a 350 SF addition to the existing 1,765 SF first floor and a 948 SF addition to the existing 687 SF second floor of an existing two-story, single-family residence on a 9,604 square-foot lot in the R1R, District II zone. The existing house is 2,452 SF. After the proposed addition, the house will be 3,750 SF. The existing detached two-car garage will be demolished and a new three-car garage in a similar location is proposed with access off an alley.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian		X	X			
Smith	X		X			
Tchaghayan					X	
Welch			X			
Totals			3	0		
DRB Decision		Approve with Conditions.				

Conditions:

1. Revise the design of the west and front elevations, including the entry area and the left portion of the façade. On portions of the west elevation, the second floor shall step back from the first floor. The entry area shall be simplified and the decorative keystone removed. The left portion of the second floor on the front elevation shall step back from the first floor.
2. Restudy the window sizes and locations throughout all elevations of the residence. Significantly reduce the number of arch-headed windows, incorporating them to highlight key rooms and/or features.

3. Eliminate the gabled eave of the roof above the front balcony.
4. Simplify the balcony railing design by incorporating appropriately-designed metal railings.
5. Reduce the amount of paving adjacent to the front porch of the residence.
6. Eliminate the stone veneer from the base of the residence and instead fur out a stucco base at the water table level. Provide a detail of this for review and approval by staff. Stone veneer shall also be eliminated from the chimney and instead be faced with stucco.

Determination of Compatibility: 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 planning of the proposed project is similar to the existing conditions, although the house will be expanded to the northeast and the proposed garage will have a third car space in a tandem arrangement.
- The street front setback is largely maintained (aside from a proposed living room projection) and consistent with adjacent homes.
- Landscaping plan features drought-tolerant plants and is complementary to the style of the residence. Paving adjacent to the front porch will be reduced to increase pervious surface area and to soften the appearance of the front of the residence.

Determination of Compatibility: 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 existing 25-ft., two-story residence is proposed to be expanded on both the first and second levels from 2,452 SF to 3,750 SF.
- Portions of the second floor of the west elevation will step back from the first floor.
- At the front elevation, the entry design will be simplified and the second floor will step back from the first floor on the left side.

Determination of Compatibility: 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 two-story residence is designed in a neo-Mediterranean style in keeping with the eclectically-styled neighborhood.
- The cast stone trim and fiberglass windows with external grids are appropriate to the design of the residence.

- Window sizes and locations will be restudied to better reflect the neo-Mediterranean style of the residence.
- Stone veneer will be eliminated from the chimney and the base of the house to be consistent with the style of the residence. Instead, the base of the residence shall be furred out at the water table line.
- The gabled eave above the front balcony will be eliminated.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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.