



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 28, 2021 **DRB Case No.** PDR 2110658

Address 820 Misty Isle Drive

Applicant Zaven Ayvazian

Project Summary:

The applicant is proposing to construct a new one-story, 3,477 square-foot (SF) single-family dwelling with attached, 483 SF, two-car garage on a 16,029 SF lot in the R1R (FAR District II) Zone. The existing 2,017 SF single-family dwelling with an attached two-car garage was originally constructed in 1964 and will be demolished as part of the project.

Design Review:

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

Condition:

1. That the applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated July 27, 2021.

Consideration:

1. Consider increasing the roof height of the common areas (living room, kitchen, etc.) at the southwest corner of the house by no more than 30 inches to allow for better integration with the mass at the entry and provide the possibility of introducing clerestory windows at the north and east elevations of the raised area.

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 proposed building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and landscaping while minimizing impacts to the existing Oak tree.
- The new retaining walls at the front and along the side will be split face masonry block and will be appropriately screened with landscaping.
- Most of the homes in the surrounding neighborhood, as well as the existing house, feature attached garages that are primarily oriented towards the street. As such, the proposal to build the new garage attached to the residence and oriented towards the street is appropriate.
- New drought tolerant landscaping is proposed throughout the site that will complement the building design.
- There is currently one Oak tree located at the rear of the property on the downhill portion of the site that will be maintained and protected in place during construction. The City's Urban Forestry Department has reviewed the proposal and has not cited any major concerns with the project. A condition of approval requires that the applicant shall adhere to all of the recommendations made by the Urban Forestry Division in their comments dated July 27, 2021.
- The new walls and gates are appropriately sized and located with a horizontal wood design consistent with the architectural style 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:

- Overall, the mass and scale of the project is appropriate to the modern design concept and context of the surrounding neighborhood which features one- and two-story homes. The applicant's proposal to build a new one-story home will be consistent with the neighborhood, and the existing conditions currently on-site.
- The overall height of the new house as seen from the street will be 14'-6", and the overall height of the entire development which would include the deck and pool room on the lower level will be 29'-11", where 32' is the maximum permitted.
- The project's massing is broken up using a number of architectural devices, including recessed building forms, changes in façade planes and varied roof heights at the front elevation.
- The project features a flat roof design, consistent with the modern design concept of the new house. As shown in the drawings, the roof will have a gentle two percent slope to accommodate drainage, but this feature will not be visible or impact the design.

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:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed modern 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 clear anodized, aluminum clad, and a combination of fixed and casement windows.
- The proposed materials for the house include stucco in an off-white color, split-face stone veneer, glass railings, and maple wood doors for the garage, entry and gate. The design also features large sliding glass (stacking) doors for the outdoor patio areas. The materials are high quality, reinforce the design concept, and the color palette is appropriate to the hillside area.
- The design of the new light fixtures is appropriate to the modern design concept, and are appropriately located on the exterior building façades.
- The trash storage and mechanical equipment are appropriately located along the southerly elevation and will not be visible from the street.
- The design features concealed gutters and exposed downspouts that are appropriately located.

DRB Staff Member Vista Ezzati, 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.