



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 9, 2021 **DRB Case No.** PDR 2110972

Address 2414 Delisle Court

Applicant Alen Malekian

Project Summary:

To construct a new two-story (with basement storage), 4,809 square-foot single-family residence with an attached 712 square-foot three-car garage and a swimming pool on a 18,179 square-foot lot in the R1R, District II zone. The existing 2,264 square-foot house and attached garage on the site, constructed in 1963, will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian					X	
Tchaghayan	X		X			
Welch				X		
Totals			2	1		
DRB Decision		Approved with Conditions				

Conditions:

1. Trim and sills surrounding the windows shall be pre-cast EIFS.
2. Landscape plans shall be amended to include vines and/or trailing plants adjacent to retaining walls to soften the appearance of these walls. Plant species shall be reviewed and approved by staff.
3. Landscape plans shall be amended to install additional trees to the north and east of the residence near the locations of proposed retaining walls. Tree species and locations shall be reviewed and approve by staff.

Consideration:

1. Consider eliminating some of the arched windows and introducing flat-headed windows in their place to the facades of the residence.

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 neighborhood surrounding the subject site is a terraced development where flat pads were created for the homes. The project will enlarge the pad to the north and east of the proposed residence through the use of retaining walls in a manner consistent with the zoning code.
- The street-front setback is a minimum of 22 feet, which is within the range of homes in the area and consistent with the average street-front setback in the neighborhood.
- The site plan includes an attached garage in roughly the same location as the present attached garage. This location is appropriate for the neighborhood as many of the homes were developed in the 1960's and 1970's and include attached, front-loaded garages.
- Existing Sycamore and Oak trees located in the front yard of the site will be maintained.
- Landscape plans will be amended to incorporate trailing plants or vines adjacent to the retaining walls to soften their appearance.
- Landscape plans will be amended to install additional trees in the northern and eastern portions of the property where proposed retaining walls are located.

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 proposed residence is larger in size and scale than homes in the neighborhood. However, the location of the subject site is such that this scale difference is not substantially impactful to the surrounding development. Homes across the street are at a much lower elevation than the subject site and are accessed from an adjacent street. The house immediately east is larger in scale and not a model for development. Houses to the west are located at much higher elevations and some are oriented to the street in a different manner than the proposed house.
- The second floor of the residence steps back from the first floor at the front and east sides, which successfully reduces the overall massing of the house and follows the topography of the area.
- The relatively flat 3/12 pitched roof is consistent with the Mediterranean Revival style of the residence.

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 Mediterranean Revival design is internally consistent.
- High quality materials are proposed for the residence, including marble stone-cladded columns, fiberglass windows and smooth stucco.
- Trim and sills around the windows will be precast EIFS.
- Proposed balcony at the master bedroom will not infringe on privacy as it is facing the street at the front of the house.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.