



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 13, 2022 **DRB Case No.** PDR 2112818

Address 1732 Wabasso Way

Applicant Arin Artyoun

Project Summary:

The applicant is proposing to demolish the existing 1,407 square-foot single-family dwelling and detached, one-car garage (originally built in 1930) and to construct a new one-story, 2,719 square-foot single-family dwelling with attached, two-car garage on a 14,400 SF lot in the R1 (FAR District I) Zone. The existing swimming pool and detached ADU in the backyard will remain.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas			X			
Simonian			X			
Tchaghayan		X	X			
Welch	X		X			
Totals			4	0		
DRB Decision		Approve with Conditions				

Condition:

1. That the side gates and fences be relocated to step back from the adjacent building walls appropriately, and that details of the design be provided for staff review and approval.
2. That the drawings be revised to identify the downspouts as well as the mechanical equipment location.
3. Revise the treatment of siding at the garage area to provide an overall balance of materials at the front of the house which could include Ipe wood, an alternative siding material, or a vertical wood screen similar to the one proposed at the rear façade.

4. Redesign the front entry to make it more consistent with appearance and materials of the storefront-type window system proposed at the front façade windows.
5. Omit the pendant light above the entry door from the design, and incorporate sconce lights to match or be in keeping with those proposed in other locations.
6. Lower the roof plate by a minimum of 18 inches to reduce mass at upper portions of the house.

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.
- The surrounding neighborhood features a mix of attached and detached garages with no predominant pattern related to the garage location established. The new attached, two-car garage will be accessed from the existing driveway that will be expanded as part of the project. The overall design of the new garage is integrated with the new house.
- New drought tolerant landscaping is proposed throughout the site that will complement the building design. The project also includes a new water feature with a landscaped green screen wall at the front elevation.
- New metal gates are proposed along the east and west portions of the lot in line with the building walls and oriented towards the street; no additional information is provided. A condition of approval requires that these gates and fences be relocated to step back from the adjacent building walls appropriately, and that details of the design be provided for staff review and approval. The existing 6-foot-tall boundary walls are proposed to remain.

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 one-story project is appropriate to the contemporary modern design concept and the context of the surrounding neighborhood which features a mix of architectural styles.
- The surrounding neighborhood features primarily one-story homes, and 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 will be 19'-9", where the maximum permitted by code for a house with a pitched roof is 28'-0".
- While the size of the 2,719.9 SF house will be larger than the neighborhood average of 1,968.8 SF, the appearance from the street will be that of a one-story house with a similar roof design as the house directly across the street that appropriately fits within the streetscape.

- The project's massing is broken up using a number of architectural devices, including recessed building forms, varied roof heights, and changes in façade planes.
- The design features a nested shed roof design that is compatible with the proposed contemporary modern design of the new residence. The use of a 2:12 roof pitch is consistent throughout the design of the house.

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 contemporary modern style of the new house.
- The entryway is appropriately integrated into the design and features a covered, recessed, single-door entry with side lights that is setback from the street.
- The new windows will be black aluminum and an appropriate combination of fixed and casement windows. The details indicate that the windows will be nail-in and recessed in the opening with a sill and frame.
- The proposed materials for the house include smooth stucco, a composition shingle roof, horizontal Ipe wood siding along the front elevation, and a vertical wood lattice at the rear.
- The design of the new light fixtures is appropriate to the design concept, and are appropriately located on the exterior building façades.
- The downspouts and the mechanical equipment location are not shown on the drawings. Staff is recommending a condition of approval that the drawings be revised to address these two items and submitted for staff review and approval.

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 projects 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.