



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 23, 2022 **DRB Case No.** PDR 2120946

Address 3760 Hillway Drive

Applicant Mike Geragos

Project Summary:

The applicant is proposing to demolish the existing one-story, 1,405 square-foot single-family dwelling with an attached two-car garage (originally built in 1950) and to construct a new two-story, 3,945 square-foot single-family dwelling with an attached three-car garage on a 28,630 square-foot lot located in the R1R (Restricted Residential, Floor Area District II) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Minas			X			
Simonian			X			
Tchaghayan		X	X			
Welch			X			
Totals			5	0		
DRB Decision		Approve with Conditions				

Condition:

1. That the applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated January 31, 2022.
2. Reconfigure and/or widen the outdoor walkway adjacent to corner of bedroom number three to comply with any fire department or building and safety requirements and to provide sufficient access around the site.
3. Extend the horizontal siding upwards for the railing and corners of the second floor roof deck on the east elevation, replicating the design of the parapet wall and railing seen on the north elevation.

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:

- Overall, the proposed building is appropriately sited on the lot, similar to the existing conditions but with an expanded footprint. The proposed building footprint addresses zoning regulations, including setbacks, parking, and landscaping while minimizing impacts to the existing Oak trees.
- The surrounding neighborhood features primarily attached two-car garages. The new attached three-car garage will be consistent with this neighborhood pattern and similar to the existing conditions. The new garage will be perpendicular to the street with a 90 degree turn so that the doors do not directly face the street.
- The driveway will be modified to accommodate the new garage and necessary turn-arounds for the required parking. The drawings indicate that the driveway will feature decorative permeable pavers.
- Much of the project site's outdoor areas feature native vegetation, including 19 Oak trees located on and adjacent to the site, that will be maintained. The project has been reviewed by the City's Urban Forestry Department, and a condition of approval requires that the applicant comply with all of the recommendations identified in the Urban Forestry Department Comments dated January 31, 2022.
- There is also new drought tolerant landscaping proposed around the house and pool area, and the plant palette is complementary to the development of the site and complies with the minimum landscaping requirements for the zone.

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 two-story project is appropriate to the contemporary design concept, as well as the context of the surrounding neighborhood, which features a mix of one- and two-story homes.
- The overall height of the new house will be 25'-0", where 28'-0" is the maximum permitted for a house with a pitched roof.
- The project's massing is broken up using a number of architectural devices, including varied roof heights, changes in façade planes, dormers at the second floor, and covered porches.
- The design features primarily a gable roof design, with shed roofs at some of the second floor dormers, a flat roof above the den to accommodate the second floor deck, and hipped roof forms at the entry and patio areas. The roof pitch also varies throughout the design, ranging from 2:12 to 8:12. The proposed roof plan design reinforces the design concept, and the varied roof designs and pitches help to break up the massing.

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 consistent use of materials and colors throughout the project helps to reinforce the proposed contemporary style of the new house.
- The entryway is well-integrated into the design and features a covered, single-door entry that is setback significantly from the street.
- The new windows will be black, fiberglass, and a combination of fixed, casement, and awning windows with external grids.
- The proposed materials for the house include a standing seam metal roof, vertical hardie-siding, stone wainscoting, and horizontal metal railings at the second-floor deck.
- The materials are high quality, reinforce the design concept, and the color palette is appropriate to the hillside area.

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.