



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      Nov 10, 2022      **DRB Case No.**    PDR 2208073

**Address**                      2124 Maginn Drive

**Applicant**                    Ani Mnatsakanian

**Project Summary:**

Applicant proposes to demolish an existing 2,851 square-foot, one-story, single-family dwelling (constructed 1964) and to construct a new two-story, 3,767 square-foot, single-family dwelling with an attached 763 square-foot three-car garage on a 9,417 square-foot lot, zoned R1R II.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					x	
Kaskanian		x	x			
Simonian			x			
Tchaghayan					x	
Welch	x		x			
<b>Totals</b>			<b>3</b>	<b>0</b>	<b>2</b>	
<b>DRB Decision</b>	Approved with Conditions					

**Conditions:**

1. The new driveway shall be constructed with decorative paving, such as, brick, stone or stamped concrete to complement the style of the house and enhance its appearance.
2. Prior to building plan check submittal, proposed locations of the lighting fixtures, gutters and downspouts are to be provided on revised plans for staff review.

3. A two- to three-foot wide planters should be constructed along each balcony edge to provide additional privacy for each neighbor by limiting each balcony's line of sight.
4. The exposed pool wall and retaining wall should be finished with either stone, textured poured concrete, or textured decorative colored masonry block with a natural color to lend into the natural hillside.
5. Eliminate the deck and elevator at the roof; however, a bulkhead extending approximately three to four feet above the roof is acceptable to allow for an interior elevator between the first and second floors.
6. Use 2" x 6" studs to frame all exterior walls to achieve the appearance of the recessed windows depicted on renderings.
7. Use a natural-color paint finish at the exterior stucco to be consistent with the Hillside Design Guidelines.

### **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 dwelling will be located at existing flat portions on the lot had been previously graded at the time the existing single-family dwelling was constructed in 1964.
- Though the house is significantly larger than the existing dwelling, the new footprint will not dramatically change in a manner that could affect nearby neighbors.
- A recommendation has been included that the exposed pool wall and retaining wall at the rear yard should be finished with either stone, textured poured concrete, or textured decorative colored masonry block with a natural color to lend into the natural hillside.

### **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 building relates well with the existing topography because the dwelling will be located predominately at areas on the site previously graded with a flat pad. Proposed grading will further cut into the existing driveway and flat building pad to push the new dwelling's volume into the site to reduce its mass.
- The design of the dwelling is well articulated with multiple breaks and designed separate volumes further breaking up the mass of the building.
- The flat roof design is appropriate to the scale and proportions of the building. The roof line varies in height complementing the contemporary design of the new dwelling.

### **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 immediate neighborhood is comprised of a variety of non-descript tract-style single-family dwellings. The proposed modern-style of the dwelling is well designed and appropriate to the neighborhood context.
- The dwelling's finish materials include smooth stucco painted white, matte black metal garage doors, glass railings, metal fascia, and ceramic tile with wood-like appearance.

- A condition is recommended that two- to three-foot wide planters should be constructed along each balcony edge to provide additional privacy for each neighbor to the west and east to enhance privacy and limit each balcony's line of sight into adjacent yards and windows.

DRB Staff Member Dennis Joe, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.