



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 8, 2022 **DRB Case No.** PDR 2210249

Address 3967 San Augustine Dr.

Applicant Armen Tutundzhyan

Project Summary:

To construct a new two-story, 4,872 square-foot single-family residence and an attached 699 square-foot three-car garage on a 17,438 square-foot lot in the R1R, District III zone. The existing 2,123 single-family house with an attached two-car garage, built in 1982, will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian					X	
Simonian			X			
Tchaghayan					X	
Welch		X	X			
Totals			3	0		
DRB Decision	Approved with Conditions					

Conditions:

1. The driveway areas shall be reduced in area to clearly delineate a walkway to the front door and increase the amount of landscaping, while maintaining the existing fountain.
2. The location of the stone cladding material shall be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.
3. Incorporate permeable paving into the design of the driveway.
4. Use darker finish color for the lintel elements.
5. Restudy proportions of the master bathroom windows at the front elevation.

Consideration:

1. Distinguish the porch openings from the garage openings.

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 subject site and the surrounding neighborhood were previously graded to accommodate building pads when the subdivision was developed in the early 1980's. No additional grading or building pad extension for the new single-family house is proposed.
- The proposed garage will be attached to the house by a covered breezeway. It is located closer to San Augustine Drive with the door set perpendicular to this street. While not common in the surrounding area, this arrangement is appropriate to the site and neighborhood.
- Proposed landscaping is both drought-tolerant and consistent with the style of the residence.
- As conditioned, the overall driveway area will be reduced to clearly delineate a walkway to the front door and increase landscaping, while maintaining the existing fountain.

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:

- Given the large size of the lot and existing building pad, topography of the site and surrounding area, subdivision design and the generous setbacks of the residence, the proposed house will not does not have a significant relationship to the surrounding neighborhood.
- While the proposed residence will be one of the largest homes in the neighborhood, the topography and location of development in the surrounding area and generous proposed setbacks will mitigate much of the perceived mass and scale of the project.

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:

- High quality materials are proposed for the residence, including smooth stucco, Casablanca stone cladding material, fiberglass windows.
- The entry of the residence is well-sited and prominent without being monumental.
- As conditioned, the location of the stone cladding material should be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.

- The area of paving is significant between the house/garage and the street. The applicant should consider incorporating permeable paving into the overall design of the driveway.

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.