



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 12, 2023 **DRB Case No.** PDR 2211743

Address 1650 Vista Drive

Applicant Alek Zarifian

Project Summary:

To construct a new two-story 2,988 SF residence with an attached 449 SF two-car garage on a 11,502 SF lot in the R1R, FAR District I zone. Demolition of the existing house is part of the project; however, the existing swimming pool will remain. The project also includes the construction of a 497 SF pool house/patio cover.

Design Review:

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

Conditions:

1. The proposed bonsai dwarf fescue shall be substituted for a groundcover listed in WUCOLS or other drought tolerant plant list, to be reviewed and approved by staff.
2. Lower the height of the wall proposed immediately east and south of the proposed southern family room wall. This reduction in wall height will allow clerestory windows to be located within the family room wall, should that be desired.
3. The southern wall of the rear balcony shall be aligned with the southern family room wall below it, which would result in a slight reduction in size of this feature. A privacy structure, utilizing features similar to the vertical fins proposed on the front elevation of

the house, shall be installed at the southern balcony wall to provide screening for the neighbor to the south.

Consideration:

4. Consider planting canopy trees within the front yard of the proposed 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 site planning of the proposed residence largely mimics the existing residence. The design of the house incorporates an angle to address the curve on Vista Drive.
- The proposed residence includes an attached garage facing the street. The same configuration as the existing residence. The majority of houses in the neighborhood include rear, detached garages. Due to the location of the subject site at the terminus of Vista Drive, the proposed development will not have much presence in the neighborhood and will not interrupt the prominent development pattern of the street.
- The landscape plan features drought-tolerant plants and is complementary to the style of the residence. However, much of the groundcover is Bonsai dwarf fescue, which is not drought-tolerant. As conditioned, a drought-tolerant groundcover shall be substituted for the fescue.

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 design effectively utilizes both vertical (wood decorative features) and horizontal elements to provide an appropriate scale to the proposed residence.
- The entry of the residence is prominent without being monumental.
- While the two-story portion of the residence is located at the lower elevation of the site, given the location of the subject site and adjacent development, this design is appropriate and does not result in a massive appearance.
- The flat roof design is appropriate for the contemporary 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 entryway is prominent without being overbearing or monumental.

- The rear balcony, as conditioned, will align with the southern family room wall and include a privacy screen to mask sightlines from the subject property to their southern neighbors.

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.