



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 9, 2023 **DRB Case No.** PDR2201810

Address 1650 Hazbeth Lane

Applicant Adel Luzuriage

Project Summary:

To construct a new 3,239 square-foot, two-story, single-family residence and a detached 997 square-foot, three-car garage on a 6.61 acre (287,930 square-foot) lot with an average current slope of approximately 66.4%, zoned R1R II. The project includes a tram (3.5 foot by 5 foot metal passenger basket on approximately 140 linear feet of track) and proposes 6,732 cubic yards (CY) of grading (3,498 CY cut, 2,734 CY fill, 500 CY export).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian		X	X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			4	0	1	
DRB Decision		Approve with conditions				

Conditions:

1. The tram passenger basket and tracks are to be painted with a natural color to blend into the hillside, such as brown or grey-brown.
2. Prior to building plan check submittal, proposed locations of the lighting fixtures are to be provided on revised plans for staff review.

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 two-story dwelling will be centrally located on the 6.61 acre property and sited above the slope saddle between a knoll and the upsloping hillside at the northeast portion of the lot.
- The project's buildings and structures, at their closest distances to the adjacent properties, will be set back 107 feet, 84 feet, 188 feet and 203 feet from the southern, eastern, northwestern, and western property lines, respectively, and comply with the underlying zone setback standards.
- The project proposes 6,732 cubic yards (CY) of grading - which approximately 3,498 CY of material is cut from the saddle of the hillside and 2,734 CY will be filled at other areas of the property to accommodate transitional slopes for the driveway to the detached three car garage and a hammerhead turnaround for the fire department. Approximately 500 CY of the remaining material will be exported off-site.

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:

- Majority of the massing of the building is on the first level, which the ground floor is 2,678 square-feet and the second level is 561 square-feet.
- The single-family dwelling's two-story profile will not be overbearing to the adjacent neighbors because single-family dwelling will be sited 238 feet, 124 feet, 226 feet, 188 feet, and 203 feet away from the neighboring properties to the south, east, north and west, respectively.
- The two-story volume steps toward the upslope side of the property following the natural topography of the lot. This quality is enhanced by the relatively small size of the upper floor.
- The single-family dwelling will be sited at a sloped saddle and concealed from certain vantages from the southern direction.

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:

- Exterior finish materials selected blend in with the surrounding hillside and include quality materials, such as, composite (wood-like) horizontal siding, cementitious fiberboard (Hardie) trims (fascia, window surrounds, and accent bands), river rock base bands, and a standing seam metal roof colored in dark brown. Materials and colors are consistent on all four sides of the house and the visible exterior of the garage.

- The windows consist of a variety of operations that are consistent with the style of the building, such as, horizontal sliding, casement, hopper and fixed. The windows and exterior doors are constructed of metal-clad wood colored in dark bronze.
- An approximately 140 foot (length) tram will be constructed adjacent to the concrete stairway set into the hillside providing access to and from the detached garage downhill from the two-story dwelling.
- The adjoining neighborhood, which lies at a distance from the subject house, is comprised of a variety of contemporary Ranch-style single-family dwellings. The proposed house is well designed and compatible with the nearby homes.

DRB Staff Member Dennis Joe, 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.