



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 23, 2023 **DRB Case No.** PDR-000454-2022

Address 775 Ridge Drive

Applicant Hamlet Zohrabians

Project Summary:

To demolish the existing one-story, 1,352 square-foot, single-family residence (built in 1962), and to construct a new 3,452 square-foot, two-story single-family residence, and a new attached two-car garage on a 10,528 square-foot hillside lot in R1R-II (Restricted Residential-Floor Area Ratio District II) Zone.

Design Review:

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

Conditions

1. Revise drawings for the driveway material to be decorative and architecturally consistent with the proposed style of the house.
2. Revise drawings to identify the location of the new light fixtures, appropriate to the design.

Consideration

1. Consider reducing the size of the second-floor volume at the left side of the front façade to better reflect the topography of the street.

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 site planning is similar to the neighboring properties and appropriate to the site, because the project will not alter the existing site planning significantly as the new two-story house and attached two-car garage will be built on the existing flat pad, in almost the same location of the existing house and attached garage, which is situated below the street level. The new development will extend the existing building pad toward the rear for construction of a new pool. With the proposed additional minimal grading (108 cubic yards), approximately 44 percent of the lot will remain ungraded open space.
- The existing and new retaining walls help to minimize landform alterations. The existing plastered CMU retaining wall, which is located within the street front setback and runs parallel to the street will remain unchanged and meets the zoning code. The maximum exposed height of the wall is five (5) feet. A similar retaining wall is proposed at the north side of the house.
- There is no change to the location of the new attached garage and driveway. However, some modifications to the driveway slope and driveway opening are proposed to meet the requirements of Public Works Engineering Section. A condition of approval is added requiring the driveway material be decorative and architecturally consistent with the proposed style of the house.
- No indigenous protected tree species have been identified on or within 20 feet of the lot. The proposed project will maintain most of the existing landscaping including palm trees and new drought-tolerant landscaping is complementary to the building design and surrounding.
- A new six (6) foot tall split face CMU wall is proposed on the south side, facing the neighboring property. The location of the new boundary wall is appropriate, and the material is similar to the existing CMU wall, located on the neighboring property on north side.

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 mass and scale of the new two-story house are appropriate to the site and relate to the surrounding context, because the design is appropriately broken up by setbacks at the elevations, fits within the neighborhood's one and two-story homes, and meets the Hillside Design Guidelines. In addition, the new two-story house will not be fully visible from the street because the building pad is situated below the street level. A consideration is added to reduce the size of the second-floor volume at the left side of the front façade to better reflect the topography of the street.

- The proposed flat roofs are appropriate and help create appropriate proportions in relation to the adjacent homes and avoid a sense of monumentality.
- The overall mass and scale reinforce the contemporary Modern architectural concept appropriately.
- The project's second floor terrace (127 SF) and roof deck (463 SF) are appropriately scaled and integrated into the overall design and do not directly overlook the neighboring properties to the sides or rear of the property due to the site topography, distance from the neighboring homes, and the existing and proposed landscape buffers.
- The proposed extension of the existing open space at the rear with a new pool is well integrated into the design and follow the existing topography with minimal landform alterations.

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 exterior design and detailing include high quality materials consist of smooth cement plaster wall finish (Ivory Mist color), stone tiles (black), horizontal composite wood siding (aged Ash color), metal clad canopy, metal railings, and metal doors and gates are consistent with the proposed contemporary Modern style architectural style. The overall design and colors meet the intent of the Hillside Design Guidelines and blend appropriately into the surroundings. A condition of approval is added requiring the driveway material be decorative and architecturally consistent with the proposed architectural style.
- The proposed fenestration complements the architectural design and features recessed dark color fiberglass windows with combination of casement, sliding, and fixed windows without exterior sill and trim.
- The project proposes internal gutters, and the new air-conditioning unit and trash storage bins are appropriately located out of public view. A condition of approval is added to update the drawings to identify the location of the new light fixtures, appropriate to the overall design.
- The proposed house will not create privacy conflict with the surrounding neighbors because windows from public rooms and new second floor outdoor spaces (bedroom balcony and roof deck) do not directly face the neighboring properties to the north and south due to the site topography, significant distances from the neighboring homes, and the proposed landscape buffers.

DRB Staff Member Aileen Babakhani, 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.