



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** September 28, 2023      **DRB Case No.** PDR 2210411

**Address** 1751 Chevy Knoll Drive

**Applicant** Mary Kovacs

### Project Summary:

To construct a new three-story, 4,270 square-foot single-family residence with an attached 824 square-foot three-car garage and a swimming pool on a 51,836 square-foot lot in the R1R, District II zone. The subject site is currently vacant.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian			X			
Simonian	X		X			
Tchaghayan					X	
Welch		X	X			
Totals			<b>3</b>	<b>0</b>	<b>2</b>	
<b>DRB Decision</b>		Return for Redesign.				

### Conditions:

1. Work with a civil engineer to accurately determine a grading plan depicting the retaining walls necessary to accommodate the design of the proposed residence and the driveway accessing it. The information shall include top and bottom elevations of the retaining walls. This plan shall also include cut and fill information.
2. Restudy the back-up distance of the third car garage.
3. Provide directions of section cuts and a full site section.

4. **Restudy all floor footprints to better conform with the topography of the site with an emphasis on pulling the house toward the hillside for a terraced appearance. This should also include the eastern portion of the residence to reduce the appearance of mass.**
5. **Restudy the paving at the front of the residence with the intent of only providing what is necessary for car maneuvering and entry into the residence.**
6. **Add landscaping adjacent to the front entrance of the residence to make this area a focal point in its overall design.**

#### **Determination of Compatibility: Site Planning**

The proposed site planning is not appropriate to the site and its surroundings for the following reasons:

- An accurate grading plans needs to be provided, which needs to depict the retaining walls necessary to accommodate the residence and the driveway leading to the residence.
- Clarification of the section cuts and the provision of a full site section is necessary.
- The amount of paving in front of the residence needs to be restudied with the intent of only providing what is necessary for car maneuvering and entry into the residence.
- The back-up distance for the third car garage needs to be restudied.

#### **Determination of Compatibility: Mass and Scale**

The proposed massing and scale are not appropriate, to the site and its surroundings for the following reasons:

- The footprints of all floors need to better conform with the topography of the site and the house needs to pull more toward the hillside.
- The eastern portion of the residence is massive in appearance and needs to be restudied.

#### **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 contemporary design of the residence is internally consistent.
- As conditioned, the area adjacent to the front entry of the residence shall be restudied to make it an appropriate focal point in the overall design of the project.
- Privacy should not be a concern as the third floor balcony faces the street and adjacent homes on either side of the proposed residence are a significant distance away.

- High quality materials are proposed for the residence, including bronze-colored aluminum windows and doors, smooth stucco, Eldorado stone, Garapa wood siding and a cable railing design.

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.