



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      December 14, 2023      **DRB Case No.**      PDR-002167-2023

**Address**      2441 Sleepy Hollow Drive

**Applicant**      Nareg Khodadadi

### Project Summary:

Applicant proposes to demolish an existing 1,976 square-foot, one-story, single-family dwelling (constructed 1949) and to construct a new two-story, 3,398 square-foot, single-family dwelling with an attached 500 square-foot three-car garage and detached 749 SF accessory dwelling unit on a 11,250 square-foot lot, zoned R1R II.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Kaskanian			X			
Simonian			X			
Tchaghayan					X	
Welch	X		X			
Totals			4	0		
<b>DRB Decision</b>		Approved with Conditions				

### Conditions:

1. The height of the front covered entry are to be lowered and match the height of the roofline above the ground level office to avoid the sense of monumentality.
2. The new fence is to be set back a foot behind the building's façade to soften the appearance of a elongated building and fence wall as viewed from the street.
3. The fence is to be painted with a darker color tone that is complementary with the color pallete of the building.
4. Prior to Building & Safety plan check submittal, a landscape plan is to be provided for staff's review with a landscaped design consisting of California-friendly plant materials identified on [www.bewaterwise.com](http://www.bewaterwise.com) or WUCOLS.

5. The brick veneer at first level should wrap and continue along the western façade to terminate in line with second level volume above.
6. Revise drawings to show proposed locations of downspouts for staff review and approval prior to plan check submittal.
7. Portions of the second floor are to be set back an additional two to three feet away from the street at the bedroom #3 (western side) and hallway closet (2'-11" x 3'-4") segments of the building.

### **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 parcel is an 11,250 square-foot rectangular shaped lot. The proposed single-family dwelling will be centrally located on the lot and closer to the street with setbacks at 18 feet, 10 feet, 60 feet and 10 feet from the southern (street), western (side), northern (rear) and eastern (side) property lines, respectively.
- The new single-family dwelling is designed with a street facing attached garage and is complementary to the garage pattern of the immediate neighborhood.
- As conditioned, the new fence facing the street are to be set back a foot behind the building's façade to soften the appearance of a elongated building and fence wall as viewed from the street.
- As conditioned, the fence is to be painted with a darker color tone that is complementary with the color pallete of the building.

### **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 immediate neighborhood consists of one- and two-story single-family dwellings. The project's proposed mass and scale is appropriate of the immediate context.
- The building relates well with the existing topography because the dwelling will be located predominately at areas on the site previously graded with a flat pad.
- While proposed building will alter the property's massing from the street from one-story to two-story, the project will not overbear onto the neighborhood because the building's two-story volume stepped away from the street.

## 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 project incorporates design details that are complementary to the modern style of the single-family dwelling, such as a standing seam metal roof, stucco siding and a stone veneer base band. A condition is applied for the brick veneer at the first level to wrap and continue along the western façade to terminate in line with second level volume above.
- The windows throughout the new dwelling include quality recessed, nail-on, fiberglass windows with fixed and casement operations throughout the building.
- Design Guidelines suggest front entries should not be monumental in scale and discourages two-story entries. As conditioned, the height of the front covered entry are to be lowered and match the height of the roofline above the ground level office to avoid the sense of monumentality.
- Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal.

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.