



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 8, 2024 **DRB Case No.** PDR-001671-2023

Address 1645 Las Flores Dr.

Applicant Vartan Jangozian

Project Summary:

To demolish the existing, one-story, 1,621 square-foot (SF) single-family house (built in 1948) and construct a new, two-story, 4,345 SF single-family house with an attached three-car garage on a 13,933 SF hillside lot, zoned R1R-II (Restricted Residential, Floor Area Ratio District II) and with an average current slope of 13 percent. The project features a swimming pool at the rear of the house. Site improvements involve grading 862 cubic yards of cut, and 210 cubic yards of fill and 652 cubic yards export.

Design Review:

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

Conditions:

1. Introduce a small, narrow window on the second floor, left side (north) elevation on opposite ends of the (bedroom) wall, thereby reducing the overall amount of stucco.
2. Identify gutters and downspouts on the building painted to match the adjacent wall color.
3. Submit window sections depicting a typical opening in a stucco cladded wall and stone veneer cladded wall, showing the window recessed in the opening, frame and sill underneath.
4. Provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff's review and approval prior to plan check submittal.

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 new house appropriately follows the site's sloping topography. The proposed site plan reflects the lot's current topographical features/grading, with the new house proposed in generally the same location as the existing, but within an enlarged footprint that conforms to the contoured building pad on the site.
- The new house will be accessible from Las Flores Drive and driveway access to the new attached garage will be from a new driveway proposed to be constructed on the west side of the property, on or about the same location as the existing driveway; the front setback to the front porch columns will be 18'-2". Overall, the new building location and garage design are complementary to the site and the neighborhood.
- New drought tolerant landscaping is proposed throughout, including a new swimming pool behind the house. Additionally, new five-foot high (split face) retaining walls are proposed at the side and rear of the house. Overall, landscaping and wall are appropriate to the site and the neighborhood.
- Balconies/deck are oriented towards the front, north (left) side and the rear area of the lot's hillside (open space). Further, the adjacent home's driveway is located adjacent to the subject site, which creates a buffer between the subject and adjacent homes. Overall, the balconies are appropriately located on the site and respect the privacy of adjacent properties.

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 house is compatible with those of adjoining two-story homes and nearby properties in the neighborhood. The new home's mass and scale appropriately relates to the surrounding context. The two-story volume appropriately steps back away from the first level, thereby minimizing its perceived mass and scale from the street and adjacent homes. Overall, the proposed two-story house with an overall building height of 32 ft., 4-inches fits well on the site and in the neighborhood.
- The building footprint relates to its topography in that its form and profile follows the existing topography, especially along the left (northwest) side where the garage steps upward. The majority of the house is situated on a flat portion of the site with the exception of portions of the sides of the house situated on sloping topography. Placement of the new house conforms to the contoured building pad, appropriately following the site's topography.
- The facades are appropriately articulated through the use of volumes, breaks in plane and roof line, design details, fenestration, etc. The building's façades adequately mitigate the building's mass and scale throughout and appropriate use of cladding material and fenestration. As conditioned by the Board, introduce a small, narrow window on the second floor left side (north) elevation on opposite ends of the bedroom wall, thereby reducing the overall amount of stucco.
- Overall, the scale and proportions of the new home are appropriate to the style of the house and the neighborhood. The roof design features thoughtfully sloped forms and breaks. Overall, the roof design reinforces the design of the building and its configuration is appropriate to the site.

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 new house is designed in a contemporary modern style with some traditional style elements. The house employs a variety of volumes and mix of materials for architectural effect. The building's proportions are appropriate and relate well to the site and the neighborhood. While the façades are appropriately articulated through the use of color, fenestration, cladding, and roof design, staff recommends additional articulation at the building's north side by introducing window(s) on the second floor bedroom to help avoid solid blank walls.
- The proposed materials include a variety of finishes, which help reinforce the overall contemporary building design including, smooth stucco finish combined with stone veneer, horizontal metal railings, and bronze color fiberglass windows and doors. The building's warm colors, finishes and details complement the site, building design, and the neighborhood as recommended by the Guidelines.
- The main entryway to the house consists of a modest, single glass door, properly integrated into the roof and overall building design. The entry is not monumental in scale or character, as suggested in the Comprehensive Design Guidelines.
- The design of the new house includes balconies at the left (northwest) side and at the rear of the house, overlooking the hillside so as to not compromise the privacy of adjoining development. The windows on the house including those on the upper level would not face adjacent windows since the new house including the upper level are appropriate setback from the adjacent residential development. Further, the existing driveway location of adjacent properties provides a buffer between the subject and adjacent properties.
- The project features recessed fiberglass windows with a bronze finish and a variety of operation types (casement, fixed and sliding). The windows are appropriate to the style of the house in terms of their material and overall appearance. As conditioned by the Board, provide a section through the window opening, showing the window recessed in the opening, frame and sill underneath.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of projects 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.