



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 14, 2024 DRB Case No. PDR-0020235-2023

Address 1519 Glenmont Drive

Applicant Ara Amyan c/o Artdesign

Project Summary:

The applicant is proposing to construct a new 5,200 square-foot, two-story, single-family dwelling with a 707 square-foot, three-car, attached garage on an 24,829 square-foot (0.57 acre) lot, zoned R1R (FAR District II) Zone.

The proposed work includes:

- To demolish an existing 2,240 square-foot, one-story, single-family dwelling (constructed 1942)
- To construct a 5,200 square-foot, two-story, single-family dwelling with a 707 square-foot, three-car, attached garage.
- To construct an 834 square-foot patio cover and 362 square-foot detached covered patio.
- Balanced grading (50 CY of cut and 50 CY of fill) to construct an approximately 564 square-foot infinity pool and 124 square-foot spa at the rear.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian		X	X			
Simonian					X	
Tchaghayan					X	
Welch	X		X			
Totals			3	0		
DRB Decision	Approved with Conditions					

Conditions:

1. Reduce the infinity pool wall height to a maximum of five feet to decrease the profile of the pool from the neighborhood below.
2. Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal. Exterior lighting should be limited to be adjacent to entryways and walkways.
3. Reduce the apparent mass of second level bedroom above the garage by stepping back the floor area further away from the street facing and side yard facades, and incorporate a additional methods, such as either, lowering the floor-to-ceiling height of the room, redesigning the roof form or changing the material the newly recessed volume.
4. In lieu of the precast concrete veneer material on first level parapets, aluminum metal panel metal panels are to be applied to match the second level parapet design.
5. The change the color of the roof material from black to a natural/earth tone color to blend into the hillside.

Considerations:

- Reduce the roof line profile of the attached rear patio cover to match the slender design of the detached patio cover adjacent to the infinity pool.

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 location for the new single-family dwelling on the property is considerate of the site's topography. Development will be centrally concentrated on the site and predominately located at flat areas previously graded when the existing single-family dwelling was constructed in 1942.
- The dwelling will be sited on the lot with code compliant setbacks at approximately 83-feet, 13-feet, 40-feet, 15-feet and 54-feet from the north (street front), north (interior), east (side), south (rear) and west (side) property lines, respectively.
- The project will result with a balanced grade, which includes approximately 50 cubic yards of cut and 50 cubic yards of fill to accommodate the new infinity pool and spa.
- The new attached three-car garage and driveway pattern replicates the site planning design of the previous house.

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 apparent size and scale of the building's mass is reduced from Glenmont Drive because the dwelling will be located at an existing flat pad located approximately 84-feet from the street front property line. Additionally, the new two-story mass will be partially

concealed from the street by the upslope topography of the adjacent property to the northwest.

- The new dwelling will not overbear onto any adjacent neighbors due to its setbacks on the lot, as well as its stepped-back second floor levels at front, sides, and rear elevations.
- The new dwelling is designed in a contemporary style with a flat roofed design that is consistent throughout the building.

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 Contemporary design of the building and include quality materials, such as, dark grey and light cream-colored precast stone wall veneer (48' x 24"), black aluminum nail-on windows and black aluminum exterior doors, metal panels at the eaves, and glass railings at the balconies.
- The project includes a variety of black aluminum nail-on windows constructed into the walls with a recessed placement with a combination of horizontal sliding, fixed, and casement operations.

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.