



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 13, 2024 **DRB Case No.** PDR-002463-2023

Address 1990 Starvale Road

Applicant Nareg Khodadadi

Project Summary:

To add a new 1,335 square-foot pool deck with the overall height of approximately 14 feet at the rear of an existing three-story single-family residence (built in 1986) with an attached three-car garage on a 24,309 square-foot hillside lot, located in the R1R- III zone (Restricted Residential - Floor Area Ratio District III).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian					X	
Simonian					X	
Tchaghayan	X		X			
Welch		X	X			
Totals			3	0	2	
DRB Decision		Approved with conditions and considerations				

Conditions

1. Provide landscape plan for the staff review and approval to show the landscaping in the area of the proposed development.

Consideration

1. Consider the wall finishes for the pool deck (wall) and retaining walls to be consistent in color and texture.

Determination of Compatibility: Site Planning

The project's **site planning** is appropriate to the site and its surroundings for the following reasons:

- The proposed deck addition will not alter the existing site planning significantly because there is no proposed change to the existing footprint of the house, which is situated on the flat portion of the lot, facing the street. The site slopes down from the street and the proposed 1,335 square-foot deck will be added at the rear of the house. The new deck will include an infinity pool and spa in the middle of the deck, two attached decks on the east and west side of the pool deck, a fire pit, a series of on-grade stairs on the west side, an outdoor kitchen/ counter, and two series of retaining walls with the overall height of five (5) feet.
- The new retaining walls with concrete finish are appropriately sized and will be located below the two side decks. All existing retaining walls marked on the architectural drawings will remain unchanged. No significant changes are proposed to the existing landscaping and open space. A condition of approval is added to provide landscape plan for the staff review and approval to show the landscaping in the area of the proposed development.

The project's **massing and scale** are appropriate to the site and its surroundings for the following reasons:

- The mass and scale of the proposed deck are appropriate to the site and relate to the surrounding context and other similar decks on the downsloping lots in the surrounding neighborhood.
- The overall height of the deck will be 13'-11" which is less than the maximum allowed 15'-0".
- The proposed deck follows the natural terrain and the existing landscaping helps screen the structure and reduce visual impact.

Determination of Compatibility: Design and Detailing

The project's **design and detailing** are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The exterior design and detailing of the proposed pool deck are consistent with the existing house and surrounding context. The proposed materials include concrete and composite wood for decking materials, glass railings, and wood posts (below the decks). The proposed design and colors meet the intent of the Hillside Design Guidelines, follow the natural terrain, and blend appropriately into the hillside. A consideration is added to make the wall finishes for the pool deck (wall) and retaining walls consistent in color and texture.

- There is no property below the subject site and due to the site topography and sufficient distance, the new deck will not overlook the surrounding properties to the sides. The existing landscaping along the edge of the new decks will also help block views to the neighboring decks which are similar to the proposed pool deck. Therefore, the proposed deck does not appear to create any privacy concern for adjacent properties.
- The pool equipment is well screened and located out of public view.

DRB Staff Member Aileen Babakhani, 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 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.