



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 25, 2020

DRB Case No. PDR 1918581

Address 1226 Vista Ct.

Applicant Sean Briski

Project Summary:

To construct a new, two-story, 1,976 sq.ft. single-family house with a 500 sq.ft. attached two-car garage on a 6,143 sq.ft. interior lot located in the R1 zone, Floor Area Ratio District III.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	x		x			
Simonian			x			
Smith				x		
Welch		x	x			
Totals			3	1	0	0
DRB Decision		Approved with conditions.				

Conditions:

1. Step the second floor above the garage back from the garage façade to break up the mass at this area.
2. Lower the parapets of the one-story projections at the north and south facades to preclude use of these areas as balconies and provide some massing relief toward the neighbors.
3. Revise drawings to correct inconsistencies between plans and elevations, particularly with regard to window placement.
4. Provide a door schedule for all exterior doors.
5. Revise drawings to indicate the locations of all gutters and downspouts.
6. Show the location of the mechanical equipment and trash area on the plans.
7. Revise color palette to provide softer, less saturated colors while maintaining the proposed blue and green color scheme.

8. Revise the landscape plan with a plant and ground cover palette more compatible with the oak tree, subject to approval of Public Works-Urban Forestry Division. Specifically, the gravel below the oak tree canopy shall be replaced with bark and a plant material specified for the hedge along the sidewalk shall be replaced with a more compatible hedge material.
9. Obtain a permit from Public Works-Urban Forestry to prune the oak tree.
10. Specify a decorative finish for the driveway.
11. Fences located within the street front setback shall be removed. Fences located along the north and south interior property boundary, outside of the street front setback, shall be modified to comply with applicable standards. Block walls shall have a decorative finish on both sides (plaster, masonry cladding) and chain link fences removed or replaced with an approved decorative material, such as wood.
12. All mitigation measures adopted for Parcel Map GLN 1629 shall be complied with.

Considerations:

None.

Analysis:

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 site is relatively flat and the building will be sited with a front setback of 25 ft. compatible with the pattern of the residential development in the vicinity.
- The attached garage will be facing the street and will be similar to the site layout of the neighboring residential development. The driveway location will be on the south side of the property, away from the existing oak tree to be preserved.
- The proposed landscaping under the canopy of the oak tree is not compatible with the oak tree. Public Works-Urban Forestry has recommended the use of bark instead of gravel and a different plant material for the hedge along the sidewalk.
- Existing retaining walls on the east side of the property, which were permitted as part of the subdivision of the property, were designed to minimize alterations to the existing landform and to provide a transition to the lower abutting lot to the east.
- Fences within the street front setback where fences are not permitted. Also, fences located along the interior (north and south) property lines consist of non-compliant materials.

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 building will be designed with the second story stepping back from the first story at some locations, including above the garage as conditioned by DRB, and with a hipped roof that will step down with the building and will create a transition from the adjacent buildings. Also, second story trellises will further soften the second story mass of the building. The vertical wall planes will be mitigated by these design features and largely resulting from the narrow configuration of the lot and the necessity of building away from the large oak tree toward the front.
- The site slopes down gently from south to north and the building will step down with the topography.
- The building will consist of rectangular volumes and extended porches which will articulate the building mass both horizontally and vertically, consistently throughout the building and with the design guidelines. The building will be capped with a two-level hipped roof which will soften the roofline.
- The building volumes, including the first story covered porches and second story trellises, are appropriately scaled and integrated into the overall building design.
- The low-pitched hipped roof steps down with the building and provides a transition to the neighboring buildings.

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 overall design and detailing of the two-story house enhance the Modern style with the consistent use of articulated rectangular stuccoed volumes on the ground level and wood-sided volumes on the second level. The use of wood trellises and tiled hipped roof are appropriate to the Modern style and to the neighboring development.
- The main entry is integrated and recessed into the building.
- The fenestration complements the building design with the use of rectangular, painted, wood-framed windows and doors.
- The building relates to the site and is not expected to create privacy issues due to the placement of windows away from the property boundaries and the reduction of parapet heights at the one-story projections at each side to preclude their use as balconies.
- The finish materials consist of stucco, wood siding, wood windows and doors, wood trellises, and composition shingles which are consistent with the style.
- The concrete paving of the driveway requires a decorative finish.
- The location of outdoor mechanical equipment or trash is not specified on the plans.

DRB Staff Member Chris Baghdikian

Notes:

Contact the case planner for an appointment for a DRB stamp prior to plan check submittal. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.