



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 8, 2021 **DRB Case No.** PDR2105697

Address 420 Nesmuth Road

Applicant DOMUS DESIGN

Project Summary:

To construct a new 2,268 square-foot three-story, single-family residence with an attached two-car garage on a 7, 566 square-foot vacant lot located in the R1R-II (Restricted Residential - Floor Area Ratio District II) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian		X	X			
Smith	X		X			
Tchaghayan			X			
Welch			X			
Totals			4	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Obtain required permits from Urban Forestry to protect the street tree and the oak tree on the site; and update the landscape plan to include the protected trees.
2. Replace the front facing hipped roof with a gabled roof at the left side (north) of the front façade (second floor).
3. Replace the French doors at the south side of the front façade (in the area above the entry and bedroom #3) with windows that are reduced in height and width to express a hierarchy of window sizes.

Determination of Compatibility: Site Planning

The new site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The new 3-story house follows the topography of the site, which slopes upward sharply from the street frontage.
- New retaining walls (split face concrete blocks) at the sides and rear of the new house will help to minimize landform alterations and keep almost 48 percent of the existing site as ungraded open space. The new retaining walls meet Zoning Code requirements.
- New drought-tolerant landscape is complementary to the building design. Landscaping is shown along the retaining walls, facing neighboring properties to reduce visual impacts.
- The design and location of the attached garage and driveway (with decorative pavers) are compatible with the primary structure.

Determination of Compatibility: Mass and Scale

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

- The new 3-story house with the overall height of 34'-6" presents appropriate proportions and transitions in mass and scale.
- The new design follows the Hillside Design Guidelines because it is built into the up-sloped lot and creates appropriate articulations following the natural terrace.
- The hipped roofs reinforce the design concept and are appropriate to the context. However, a condition of approval is added to replace the front facing hipped roof with a gabled roof at the left side (north) of the front façade (second floor) to better reinforce the architectural style and design concept.

Determination of Compatibility: Design and Detailing

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

- The project's architectural details and colors including stone veneer, smooth stucco finish, two-piece roof tiles, roof eave details, trim and exposed beams, windows and exterior doors, railings, light fixtures, and front staircase are consistent and reinforce the project's Spanish Colonial Revival design concept. However, for better design consistency, a condition of approval is added to replace the French doors at the south side of the front façade (in the area above the entry and bedroom #3) with windows that are reduced in height and width to express a hierarchy of window sizes.
- The entryway is well integrated into the overall design.

- The new three-story house will not create a privacy issue because the project's balcony and a small window of the living room at the second floor will not overlook the adjacent neighboring property to the east. A majority of the neighborhood consists of vacant lots.
- The new windows (weathered brown wood clad windows) are recessed within walls with sills and represent the project's architectural style with an appropriate combination of hung, fixed, and casement windows.

DRB Staff Member Aileen Babakhani, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. 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.