



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** June 22, 2017                      **DRB Case No.** PDR1702257

**Address** 1308 East Broadway

**Applicant** Chi S. Lam

**PROPOSAL:** The applicant is proposing to construct a new, two-story, 2,455 square-foot single-family residence with a 475 square-foot detached two-car garage on a 5,150 square-foot lot, located in the R-2250 (Medium Density Residential) Zone. The lot was originally developed in 1947 with a two-unit, one-story, 1,858 square-foot multi-family residence with a detached two-car garage which will be demolished.

**DESIGN REVIEW**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian					X	
Charchian		X	X			
Malekian			X			
Simonian	X		X			
Totals			<b>3</b>	<b>0</b>	<b>1</b>	
<b>DRB Decision</b>		Approve with conditions and one consideration.				

**Conditions**

1. That a lighting plan shall be submitted for staff review and approval.
2. That the landscape plan shall be revised to include the existing palm trees in the street-front setback that will remain.
3. That the drawings shall be revised to identify the location of the trash storage area, and the mechanical equipment.
4. That the elevation drawings shall be revised to show the location of the downspouts.
5. That the drawings shall be revised to indicate that all windows will have a dark brown color.
6. That the chimney shall be redesigned to be more balanced with the front and side façade volumes and that the applicant shall determine if any Building and Safety requirements will affect its design and/or location.

**Consideration**

7. That the applicant shall consider alternative designs for overhanging volumes at the second floor of the rear façade.

## Analysis

**Site Planning:** The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The new house is centrally sited on the lot and features a rectangular shaped building footprint. The siting and building footprint are designed in a manner to address the minimum and required average setback requirements per the Zoning Code.
- There is no prevailing street-front setback along East Broadway as it ranges from 10'-0" to 40'-0" along the north and south sides of the street. The new house features a 20'-0" minimum street-front setback on the first floor, consistent with the zoning code.
- The development will feature 2,013 square feet (39%) of landscaped area, where a minimum of 25% is required in the R-2250 zone. There is an outdoor area with seating and a spa located behind the new house and adjacent to the new detached two-car garage. The project features new drought tolerant landscaping throughout which is complementary to the building design.
- The site plan identifies that the two existing palm trees located in the street-front setback will remain as part of the new development on-site. Staff is recommending a condition of approval that the landscape plan be revised to clearly identify these existing palm trees that will be maintained.
- The new detached two-car garage is located to the south of the lot, behind the new house, and accessed via a shared driveway easement with the easterly neighbor at 1312 East Broadway Drive. As noted above, an Administrative Exception was approved for the reduced driveway width on the project site. Similar to the current development, the new garage will be accessed via a 90 degree turn and will not be visible from the street.
- A new 6'-0" tall stucco wall with vertical scoring lines is proposed at the rear, between the new house and detached garage.
- The trash storage area, mechanical equipment, downspouts, and lighting are not identified on the drawings. Staff is recommending conditions of approval that the drawings be revised to identify these items.

**Mass and Scale:** The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The surrounding neighborhood features commercial, multi-family, and single-family development with heights ranging from one to three stories. There is no consistent neighborhood pattern, as such, the applicant's proposal to build a new two-story house is acceptable.
- The overall height of the new two-story house will be 25'-8", where the maximum height permitted is 31'-0" for a house with a pitched roof.
- The massing of the house is broken up by changes in façade planes, and stepping the new second floor in from the first floor. The second floor of the south elevation cantilevers above the first floor and is visually supported through the use of brackets. Despite the somewhat limited step backs at some second floor façades, the project appears consistent with the massing of adjacent and nearby buildings.
- The proposed hipped roof forms are compatible with the style of development and the use of a 4:12 roof pitch is consistent throughout the design of the new house and the detached garage.

**Building Design and Detailing:** The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The surrounding neighborhood features an eclectic mix of architectural styles, and as such, the proposed design is appropriate.
- The new recessed entryway is integrated into the overall design and avoids a sense of monumentality. The entry door will be wood with partial glazing at the top third, and an adjacent window.
- The new windows will be vinyl, block frame, and recessed into the opening with a stucco mold edge detail. The top sash of the windows will feature external grids with a 6 over 1 pattern. The living room and dining room windows will feature a deep recess, enhancing the appearance at the

base of the house. As noted above, staff is recommending a condition of approval as it relates to the color of the windows.

- The proposed materials for the new house include a smooth stucco finish, stone veneer on the first floor along portions of the north and east elevations, flat tile roof and metal gutters. The new garage will feature a flat tile roof and smooth stucco finish to match the proposed house. All materials appropriate to the design of the house and the surrounding neighborhood.
- The driveway is proposed to be concrete to match the existing shared driveway. Although this is not a decorative material, it is acceptable because the driveway is shared with the neighbor to the east at 1312 East Broadway with a portion of the driveway located on this adjacent lot.

**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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vista Ezzati, Planning Associate