



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 13, 2017

DRB Case No. PDR1707452

Address 1519 W. Kenneth Road

Applicant Nareg Khodadhdhi

PROPOSAL Exterior and interior remodel and construction of a 1,072 square-foot addition to the front of the existing one-story, 1,008 square-foot single-family house constructed in 1926 with a detached 643 square-foot garage on a 7,780 square-foot lot, located in the R1 (Floor Area Ratio District I) zone.

DESIGN REVIEW

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--------------------------|----------|----------|----------|---------|
| Benlian | | X | X | | | |
| Charchian | | | | | X | |
| Malekian | | | X | | | |
| Simonian | X | | X | | | |
| Totals | | | 3 | 0 | 1 | |
| DRB Decision | | Approve with conditions. | | | | |

Conditions

1. That all downspouts/gutters be clearly depicted on the elevation drawings.
2. That an appropriate designated trash storage area be shown on the site plan.
3. That a window detail be submitted that shows the new windows recessed within the opening with a wood sill underneath.

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 revised building footprint and front setback will change at the front as a result of the proposed addition. The existing 56 front setback will be reduced to approximately 25 feet from the front property line and, while the new reduced setback is not within the neighborhood average of 46 feet and will not mirror the neighboring properties on either side of the subject property, there are other homes on the same block of West Kenneth, that have similar front setbacks. For example, there are homes across the street, south of the subject property that have reduced setbacks ranging from 26 to 33 feet. Therefore, the proposed setback of 25'-2" for the subject property is appropriate given the overall neighborhood context with nearby homes that have similar setbacks.
- The existing interior setbacks will remain with 4'-9" along the west side and 9'-1" along the driveway side on the east side of the property. The existing interior setbacks provide appropriate

distances from adjacent properties as required by the Zoning Code and recommended by the Design Guidelines.

- The new detached three-car garage (under a separate permit) is located next to the alley at the rear northeast corner of the property with access from the existing driveway and will be consistent with the general neighborhood pattern.
- Existing landscaping and walkways proposed to be removed in conjunction with the addition will be reintroduced in substantially the same manner and design as originally existed, which complements the overall design as recommended in the Design Guidelines.
- The existing driveway will remain unchanged along the east side of the property.
- The existing block walls at the rear of the property next to the property line will remain and may be painted to complement the house as suggested by the Design Guidelines.

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 overall scale and proportions of the house are similar and consistent with the original design character of the house and relate well to other homes in the neighborhood.
- The proposed addition to the house does not involve a new second story. This house is and will remain one-story, which is consistent with the existing mass and scale of the house as it was originally designed and integrates well with homes on the immediate block along Kenneth Road and the neighborhood in general.
- The overall height of the building is and will remain 19'-0", which is consistent with the existing house and other homes in the neighborhood.
- The addition to the front of the house is appropriately articulated through breaks in building plane, the use of fenestration, breaks in the roof design and application of architectural details including brick cladding at the base of the house and other areas.

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 proposed fine stucco finish and "Fresh Snow" color will match existing, and will appropriately continue to complement the existing house and the neighborhood's warm neutral color palette.
- The use of charcoal color asphalt shingles to match existing is appropriate to the house and the neighborhood.
- The expansion of the roof at the new addition proposes to match the existing steep 7 in 12 pitch and continue the hip design at the center with a long ridge. This design approach is appropriate because it is consistent with, and preserves the uniqueness and character of the existing roof design. Further, it integrates with and complements the variety of roof styles in the neighborhood.
- Overall, the use of color, materials, wood shutters and brick cladding at the base of the house are appropriate to the style.
- The new white fiberglass windows are designed with four over four glass panes, single-hung operation, block frame installation and wood sills underneath. This window design, material, installation and operation appropriately complement the style of the house and the neighborhood.

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 Milca Toledo, Senior Planner