

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 14, 2018

DRB Case No. PDR 1805763

Address 1317 Thompson Avenue

Applicant Franco Noravian

Project Summary: The applicant is proposing to remodel and add an approximately 736 square-foot, one-story addition to the side and rear of an existing one-story, 1,616 square-foot single-family residence (built in 1925) with a new attached two-car garage on a 7,849 square-foot lot, zoned R1, Floor Area Ratio District I. The architectural style of the residence will change from a Spanish Colonial Revival style to a Contemporary Modern architectural style.

Design Review:

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--------------------------|-----|----|--------|---------|
| Arzoumanian | | | | | X | |
| Benlian | X | | X | | | |
| Charchian | | | X | | | |
| Malekian | | X | X | | | |
| Simonian | | | X | | | |
| Totals | | | 4 | | | |
| DRB Decision | | Approve with conditions. | | | | |

Conditions:

1. Create a more consistent and harmonious roofline by: extending the proposed parapet wall along the entire west façade; raising the height of the siding at the center of the east façade; and raising the height of the stucco wall at the rear portion of the east façade.
2. Correct material call-outs on the elevation drawings to accurately reflect the chosen materials.
3. Accurately depict the site slope on east elevation drawing.
4. Provide detail drawings of typical interfaces of siding and stucco, as well as a section drawing depicting the corner condition proposed for the siding.
5. Reduce the number of light fixtures at the front façade and facing the neighbors to the north and south and provide shielded light fixtures to avoid unnecessary spillover.
6. Provide detail drawing of the metal gate facing the alley complementary to the building design.

Consideration:

1. Consider employing flush-mounted windows to reinforce the contemporary character of the design.

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 proposed additions to the existing house will not change the existing site planning significantly and it is appropriate to the surrounding properties.
- The proposed addition will not change the street front setback of 33 feet and the interior setback of 4'-1" at the west side of the house. The existing interior setback of approximately 10 feet at the east side of the house, where the existing driveway is located, will be changed to 4 feet to provide a minimum required interior setback (as required by the Zoning Code).
- The existing detached garage with a driveway access from the street will be removed and replaced with a new attached two-car garage. The new attached two-car garage will have a vehicular access from the alley at the rear of the property, consistent with the adjacent properties. The existing driveway and curb cut on the street frontage will be closed as proposed.
- There is no significant change to the existing landscaping except for planting new drought tolerant plants and addition of a new swimming pool. The removal of the driveway will allow for an increased amount of landscaping at the front.
- New concrete walkways and landscape features on the front of the house complement the proposed architectural style change.

The existing perimeter walls (block walls) along the property lines at the east, west, and north will not be changed. New wood gates will be located appropriately at the west and east side of the front elevation. The proposed plans call for a "replaced metal gate" for the new vehicular access from the alley. Staff is recommending a condition of approval to provide detail drawing of the metal gate complementary to the building design.

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 massing and scale of the proposed house are in keeping with the neighborhood context while allowing for a style consistent with contemporary modes.
- The facade remodel and additions are well articulated and will maintain the proportions of the existing building significantly.
- The size and scale of the proposal including the proposed 736 square-foot floor area addition, the new 252 square-foot rear patio cover, the new attached two-car garage, and the new front entry porch relate to the existing house and neighborhood context of one-story houses.
- The existing overall height of the one-story house will not be changed significantly, except for the new raised roof area above the entryway and living room, which is consistent with the proposed Contemporary Modern style.
- The new flat roofs will be connected to the existing flat and pitched roofs. The juxtaposition of the pitched roof and flat roofs at the west facade is awkward. A condition of approval is recommended to extend the proposed parapet wall along this facade to create a more consistent design concept and diminish the visibility of the retained pitched roof.

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 proposed architectural details and materials including smooth stucco finish, wood siding, primary wood and glass door, garage door, wood gates, and recessed windows reinforce the proposed Contemporary Modern design concept. The proposed style is clearly of its time and will be unique on this block. The mass and scale, however, help mitigate this difference and allow it to not overwhelm its neighbors and continue the neighborhoods' diversity of styles. A condition of approval is recommended to provide detail drawings of typical interfaces of siding and stucco, as well as a section drawing depicting the corner condition proposed for the siding.

- The location of the primary entryway will not be changed. While the design of door is appropriate to the house, a single-leaf door, possibly with sidelights, would be more consistent with the scale of the house. A condition of approval to this effect is recommended.
- The material, type, size, and color (bark) of the windows are appropriate to the style of the house. The windows throughout the house will be fiberglass fixed and casement windows with composite sills. All windows will be appropriately recessed in the walls.
- The proposed light fixtures are appropriate to the Modern Contemporary style; however, conditions of approval are recommended to provide shielded light fixtures to avoid unnecessary spillover and reduce the number of light fixtures at the front facade and facing the neighbors to the north and south.
- Trash storage and mechanical equipment will be located at the east side of the house and screened from public view.

Staff Member

Aileen Babakhani

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.