



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>September 26, 2019</u>	DRB Case No.	<u>PDR1906984</u>
		Address	<u>2022 West Kenneth Rd.</u>
		Applicant	<u>David Armenakian</u>

Project Summary:

The applicant is proposing to add a 633 square-foot second floor to an existing one-story, 1,893 square-foot single-family dwelling (originally constructed in 1940), located on an 8,640 square-foot corner lot in the R1 (FAR District I) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Boyajyan			X			
Simonian	X		X			
Welch			X			
Totals			5	0	0	
DRB Decision		Approve with conditions.				

Conditions:

1. The existing CMU boundary wall with wood fence and gate shall be returned to its original permitted condition, and the installed vinyl gate and fencing shall be removed .
2. A landscape plan shall be submitted for staff review and approval that clearly identifies all new hardscape and all existing and new landscaped areas and plant materials with all new landscaping required to be drought tolerant. Hardscape at the rear should be minimized.
3. The floor to ceiling height of the new addition shall be reduced by one foot to provide consistent proportions with the existing house.
4. All of the windows (unpermitted and new) shall comply with the City's Window Design Guidelines, including material, frame type, and operation type. All windows shall be recessed in the opening with a wood sill and frame.
5. The large center window opening at the bay on the first floor facing West Kenneth Road shall feature one fixed window.

6. The window designs shall be revised to be consistent throughout the house.
7. The drawings shall be revised to identify the trash storage area and utility connections.
8. Work with staff to redesign the rear balcony design to be more residential in character.

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:

- There are no significant alterations proposed to the existing building footprint as the new second floor is located on top of the existing first floor.
- The new 633 square-foot second floor addition features appropriate setbacks from the first floor along the street-facing facades (West Kenneth Road and Spazier Avenue), as well as the adjacent neighbor.
- The existing garage and driveway will be maintained. The garage door opening will be widened to comply with the Zoning code requirement for a minimum 16'-0" wide opening with a 7'-0" clearance and a new door provided with a design similar to the existing garage door.
- As detailed above in the Site Planning discussion section, staff is recommending conditions of approval related to the modified boundary walls and the existing and proposed landscaping.

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 new 633 square-foot second floor will be approximately one-third of the size of the first floor below, and such a configuration will not greatly impact the character of the neighborhood. The proposal features significant setbacks from the street-facing façades (West Kenneth Road, Spazier Avenue). While the majority of the homes in the neighborhood are one-story, there are two 2-story homes located within 300 lineal feet of the subject site. There is an existing two-story duplex located directly to the south of the project site on Spazier Avenue, separated by the alley, and there is one two-story residence located on the same block at 2014 West Kenneth Road. Based on this surrounding context and the overall design, the applicant's proposal to add a compact, second story to the existing house is reasonable.
- The new second floor addition is stepped in from the first floor along the street-facing elevations, and the elevation facing the adjacent neighbor (2018 West Kenneth Road). The façade at the rear, facing the backyard, features a new 101 square-foot balcony which gives the appearance of a vertical two-story volume, however, this façade has limited visibility from the street, and the balcony is appropriate. A condition of approval will require the rear balcony and railings to be redesigned to be more residential in character.
- The overall height of the house with the new second-floor addition will be 22'-2", where the maximum allowed in this zone is 28'-0" for a house with a pitched roof.
- A staff recommended condition of approval will require the floor to ceiling height of the second floor addition to be lowered to provide consistent proportions with the existing house, especially for the windows.
- The hipped roof forms are compatible with the style of development. The use of a 3:12 roof pitch is consistent with the existing house.

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:

- Overall, the applicant's proposed design and detailing is consistent with the existing style of the residence through the use of materials, and colors, except as modified by any proposed conditions for the windows.
- The new windows will be fiberglass, block frame, and are a combination of casement and fixed windows. The windows will be clear glass and will be recessed in the opening with a wood sill and frame, consistent with the traditional style of the house.
 - There are no building permit records for the existing windows which do not comply with the City's Window Design Guidelines (vinyl z-bar, slider operation). The proposal includes replacing some of these windows to comply with the design guidelines. Staff is recommending a condition of approval that all of the unpermitted windows be replaced to comply with the City's Window Design Guidelines.
 - Additional staff recommended conditions of approval related to the windows will require the large center window opening at the bay facing West Kenneth Road to feature one fixed window, instead of the three-part window shown, and that all window designs be revised to be consistent throughout the house.
- The proposed materials for the addition include a stucco finish to match the existing house and a new composition shingle roof. The new roofing material is consistent with the traditional style of the house and will complement the design. The existing stone veneer at the base of the bay window and entry patio facing West Kenneth Road will be maintained.

DRB Staff Member Vista Ezzati, 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.