



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 23, 2020 **Case No.** PDR 1914037

Address 1610 Cleveland Road

Applicant Nareg Khodadadi

Project Summary

Exterior/interior remodel and construct a new 965 square-foot second story, adding 70 square feet at the rear on the ground floor of the existing 1,858 square-foot single-family house and construct a new 500 square-foot detached garage at the rear northeast corner of the project site.

Commissioner	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Boyajyan			X			
Benlian		X	X			
Simonian			X			
Welch	X		X			
			X			
Totals			5	0		

Conditions:

1. Revise the design of the front entry door to indicate a round-headed opening and the relocation of the existing round-headed wood door into the new opening. If inspection by Planning staff indicates the door is in poor condition, a new door constructed to match the existing will be acceptable.
2. Keep the existing wood windows at the front façade, along with the existing wood window at the west end of the south façade, repairing them as needed.
3. Verify that the existing driveway arch will not interfere with the new window opening proposed at the west end of the north façade (e.g. the opening is not below the arch or does not need to be shortened to accommodate the arch). If there is no interference, relocate the existing wood window from the adjacent opening proposed for closure. If there is interference, delete the new opening from the proposal.
4. Revise drawings wherever necessary to indicate that two-piece Spanish clay tile to be used for the addition.
5. Retain the window sills at existing, unaltered openings. The design of all new sills at altered and new openings shall be based on the retained sills in terms of material, dimensions, and details.

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 existing 30-foot front setback to the house will remain. The new second floor addition is setback approximately 48 feet, 5-inches from the front property line and 20 feet, 3-inches from the ground floor at the front, which is appropriate because it preserves the existing design and appearance of the first floor house facing the street and complements the site and the neighborhood pattern.
- The existing interior setbacks on the ground floor will remain at 10 feet along the south side and approximately 13 feet along the north (driveway) side. The new second floor is setback from the ground floor ranging from one-foot, three-inches to three and a half inches along the south side and three and a half feet to four feet, five-inches along the north side. The proposed interior setbacks for the addition provide appropriate distances from adjacent properties as required by the Zoning Code and recommended by the Design Guidelines.
- The new balcony at the rear is appropriately centered on the second floor and complementary to the overall site plan while respecting the privacy of adjacent properties.
- The existing detached two-car garage will be removed and a new garage is proposed at the rear northeast corner of the site with access from the existing driveway on the north side. The location of the new garage replicates the predominant driveway and garage pattern on the block, thus it is appropriate to the site and the neighborhood pattern.
- Existing driveway, walkways and landscaping will remain unchanged.
- The existing front wing wall on the south side and driveway arch along the north/driveway side will remain unchanged, helping maintain the property's original character.
- The existing perimeter walls will remain unchanged.

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 mass and scale of the second story addition are compatible with those of adjoining and nearby properties in the neighborhood.
- The addition is pushed back from the front façade by a minimum of 14 feet, 5-inches at the center allowing the volume of the front portion of the house, including most of the tile roof, to remain intact.
- Because the addition is built over the flat-roofed portion at the rear, its scale, as seen from the street, is reduced due to the presence of the pitched roof at the front of the house, which will block portions of the addition from view.
- The articulated massing of the second floor is appropriate, as conditioned, to the Spanish Colonial Revival design.
- The addition will provide appropriate setbacks from the first-floor wall planes at the side façades to avoid an overbearing presence toward the neighbors and provide a visual indication that it is an addition to the original house.

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 design of the second story addition is complementary to and consistent with the Spanish Colonial Revival style of the house and is appropriate to the neighborhood.
- The proposed white color smooth finish stucco is appropriate and will match the texture and color of the existing house.
- Overall, the proposed color palette integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- As conditioned, the project would keep the existing wood windows at the front façade, along with the existing wood window at the west end of the south façade, repairing them as needed. While aluminum clad wood windows are proposed for the addition, their operation (casement and fixed) and installation (block frame) recessed window with the opening with a wood sill and frame will match the existing windows at the front.
- That two-piece Spanish clay tile to be used for the addition to ensure compatibility with the front roof.
- The design of the second story addition appropriately integrates with the existing house and features many of the character-defining features associated with the existing Spanish Revival style, including stucco walls, Spanish clay tile roof, exposed woodwork, recessed windows, eave details with thick corbels, iron details etc., all complementary to the chosen style 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