



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 28, 2020 **DRB Case No.** PDR 2004917

Address 1129 Avonoak Terrace

Applicant Vic Kalashyan

Project Summary:

The applicant is proposing to construct an 825 square-foot, first level addition and a 356 square-foot, second level addition to an existing two-story, 2,544 square-foot, single-family dwelling (constructed in 1964) with an attached 550 square-foot garage on a 17,430 square-foot lot, located in the R1R (FAR District I) Zone. The project includes a façade remodel of the existing house.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Simonian		X	X			
Smith						X
Welch						X
Totals			3	0		2
DRB Decision	Approved with conditions and considerations					

Conditions:

1. That in lieu of a solid roof above the master bedroom's balcony, a trellis or canopy be incorporated to reduce the massing and soften the overall appearance of the addition, as viewed from the northern adjacent neighbor.
2. That the exterior wall for the second level master bedroom and adjoining balcony should be recessed 2 feet from the existing building wall to provide a visual break and soften the appearance of the project as viewed from the adjacent neighbors.
3. That the solid wall at the second level balcony should incorporate an alternate material other than smooth stucco (e.g. metal fin angled screen) to soften the appearance of long horizontal wall at northern elevation.

4. That in lieu of solid paving, permeable paving should be incorporated at feasible areas to maximize water permeability.
5. That the ground cover at the front yard to be re-landscaped with a variety of low or very low water-use California-friendly landscaping to improve the curb appeal of the property viewed from the street.
6. That a trash screen is to be incorporated as the side yard will be improved with a transparent horizontal iron gate.
7. That prior to Building & Safety plan check submittal, plans are to be revised with the at-grade concrete patio expansion and the glass railing system to be set back ten feet from the northern interior property line to comply with Zoning setback standards, as well as to increase privacy between neighbors.
8. That prior to Building & Safety plan check submittal, the rear balcony accessed from the master bedroom shall be reduced in size to further reduce the bulk of the project.

Consideration:

1. That the height extension proposed above the existing living room to create the great room be lowered to match the ceiling plate height of the existing second level. Additionally, the parapet design above should be lowered below the parapet design of the roofline level of bedrooms #2 and #3 above the garage.
2. That the height of the front entry door and side light be reduced to the same level as the head height of the living room windows to provide a more scaled and proportionate appearance.

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 project does not significantly alter the existing site planning of the lot. No expansion is proposed along the street front and the proposed additions will maintain the existing relationship with adjacent buildings because the first and second level additions are proposed to be constructed at the rear of the residence and at previously graded portions the rear of the property.
- The building's footprint will maintain its existing (side) interior setbacks at 6-feet, 3-inches and 15-feet, 9-inches away from the northern and southern interior property lines, respectively. After improvements, the proposed building and rear yard improvements will maintain an extensive rear setback at approximately 120-feet.

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 existing two-story residence will remain a two-story structure set within a primarily two-story single family residential neighborhood.

- To reduce massing at the northern facade, the solid roof cover above the master bedroom balcony is conditioned to be re-designed with a trellis or canopy to soften the appearance. Additionally, the rear floor area and balcony additions are conditioned to be recessed 2 feet from the existing exterior provide a visual break in the elevation and soften the appearance of the improvements onto adjacent neighbors.

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 project utilizes quality materials to complement a contemporary design, such as bronze anodized aluminum doors and windows, smooth trowel stucco, IPE wood and metal gates. An alternate material other than smooth stucco (e.g. metal fin angled screen) be incorporated at the solid wall located at the second level balcony to soften and lighten the appearance of long horizontal wall at northern elevation.

DRB Staff Member Dennis Joe, 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.