



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** June 11, 2020      **DRB Case No.** PDR 2003955

**Address** 1345 Winchester

**Applicant** Raffi Nazaryan

### Project Summary:

The applicant is proposing to add a new 676 SF second story addition and 194 SF to the first floor at the rear of an existing, one-story, single family house with a detached garage (constructed in 1925) on an 8,352 SF lot located in the R1 zone, Floor Area District I.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Simonian			X			
Smith			X			
Welch	X		X			
Totals			<b>4</b>	<b>0</b>		
<b>DRB Decision</b>		Approve with Conditions				

### Conditions:

1. Revise the design of the second-floor addition to delete the proposed flat roof and include a pitched roof design that better corresponds to the design features and roof forms at the front of the house.
2. Clarify the drawings to consistently indicate the step-back of the side walls of the second floor addition from the side walls at the first floor and provide dimensions for these step-backs.
3. Provide vertical section detail drawings of a typical existing first-floor window opening and a new window opening at the second floor. Block frame windows are required at all existing openings. Windows in new construction may have nail-on frames that are recessed into the new openings using nailing blocks, to provide the traditional recessed appearance. Revise window schedule as needed.

4. The submittal is not clear with regard to the edge detail around the windows. Clarify the drawings to remove any applied trim and indicate either the exposed edge of the jambs and headers, or a stucco bullnose, at the edges of the openings.
5. All windows should have a darker color rather than the proposed white. Consider matching the window color to that used for the wood trim at the front bay windows.
6. Provide higher quality, multi-light windows at the two bay windows at the front façade rather than the proposed vinyl windows.
7. Revise the drawings to indicate that the stucco finish at the additions will match the existing stucco to remain in terms of texture and workmanship. The sand-finished texture of the stucco on the material board is not acceptable; provide a new example for staff review and approval.
8. Revise front elevation drawing to indicate that there will be no change to the arched opening at the covered porch.

### **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 first and second story additions will be located at the rear of the existing building and the modest size of the first-floor addition will have a minimal impact on the existing site plan.
- The patio cover is attached at the ground level of the same one-story projection at the rear and is 5'-0" from the interior property line.
- The new portion of concrete driveway proposed at the area leading to the garage will match the existing concrete portion at the front of the property, providing a consistent appearance.
- No new landscaping is proposed. The amount of existing landscaping on the lot is sufficient in terms of code standards and complements 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 scale and the updated roof design, as conditioned, along with new second story addition's placement at the far rear portion of the house, helps the project be compatible with the largely one-story scale of the neighborhood.
- Although the overall height of the home will be taller than the abutting neighbors, the second floor, as conditioned, will fit well between the one-story homes to the west and east. The addition is appropriate and transitions well into the neighborhood's fabric because the second floor sets back from the sides of the floor below to break up the mass. When viewed from the street, the second story is considerably set back from the front portion, diminishing its sense of mass in relation to the existing house. Due to inconsistencies in the drawing set, a condition is included to clarify the presence and extent of the step-backs of the side walls of the second floor addition from the corresponding first floor walls.

### **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 second story addition is deferential to the existing Tudor Revival design although the roof forms differ in a manner that does not detract from the existing design.
- The new recessed windows proposed for the entire house will, as conditioned, greatly enhance its appearance as compared to the inappropriate existing windows.
- With all recommended conditions applied, the overall appearance of the house will be enhanced and its material and color palettes will make it, along with the new addition, compatible with the appearance of neighboring properties.

DRB Staff Member Danny Manasserian, Planning Associate

Notes:

Contact the case planner for an appointment for a DRB stamp prior to plan check submittal. 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.