



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 27, 2020 **DRB Case No.** PDR 2006285

Address 1243 Elm Avenue

Applicant Bijan Azadi

Project Summary:

To demolish the existing one-story, 1,875 square-foot, single-family residence (built in 1924) and construct a new 2,222 square-foot, two-story, single-family residence with a new attached, two-car garage on a 7,531 square-foot lot, located in the R1-I (Low Density Residential, FAR District I) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Simonian		x	x			
Smith				x		
Welch	x		x			
Totals			2	1		
DRB Decision		Approved with Conditions				

Conditions:

1. Reduce the second-floor mass by reducing its floor area, increasing its side step-backs, and pushing it further toward the rear of the property possibly by eliminating or reducing the double-height space to help achieve the goal of reducing the massing.
2. Revise plans to reduce the floor to ceiling plate height by one foot at both the first and second floor.
3. Reduce the size of the second-floor balcony at the rear and eliminate the stone clad chimney at the rear patio to help reduce the overall mass.
4. Reduce the amount of stone cladding at the front façade and better integrate it with the stone cladding at the sides to eliminate the massive, overbearing forms depicted in the proposal.
5. Paint downspouts and gutters to match the adjacent wall color.

6. Update plans to show that two (2) new street trees will be planted within the public right of way to meet the City's Urban Forestry requirements.
7. Apply stucco finish on the existing and new block walls (perimeter walls) to have an appropriate finish to match the new house.
8. Update plans to provide cut sheets and show appropriate locations and design of exterior light fixtures.
9. Revise the elevation drawings to show the window sills and to specify an appropriate material for the window sills.

Analysis:

Site Planning:

The site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The site planning of the new two-story house which includes a new covered patio that functions as a second floor balcony with open trellis (at the rear of the house) are appropriate to the site and its surroundings.
- The new street front setback of 25'-0" is in keeping with the prevailing street front setback along Elm Avenue.
- The new house is sufficiently distanced from side and rear property lines, meeting zoning code requirements.
- The new attached garage will have access from Elm Avenue via a new driveway (the existing vehicular access and curb cut on the street frontage will be closed). The location of the new attached two-car garage does not follow the predominant pattern on the block, which is detached garages towards the rear, with either vehicular access from the rear alley or Elm Avenue; however, the location of the new garage and new driveway are appropriate to the new house and are compatible with almost 25 percent of the houses on the block that have attached garages facing the street including two adjacent neighboring houses.
- The City's Urban Forestry is requiring two (2) new street trees to be planted within the public right of way since the new driveway construction will destroy the majority of the existing street tree's root system.
- The project calls for decorative paving for driveway finish, appropriate to the design.
- New drought-tolerant plants and trees complement the overall design.
- The existing perimeter walls (concrete block wall) will remain along the side property lines (with appropriate street front setback of 25 feet) and a new block wall and an entry gate are shown along the rear property line which will be setback 2.5 feet for the public alley dedication. A condition of approval is added to apply stucco finish on the existing and new block walls to have an appropriate finish to match the new house.

Mass and Scale:

The massing and scale are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The overall massing of the two-story house will be appropriate by applying conditions of approval to break up the second floor setbacks at the front and side elevations, reduce the size of the second-floor balcony at the rear, and eliminate the stone clad chimney at the rear patio to help reduce the overall mass.
- The new house fits within the context, scale and proportions of the neighborhood's one- and two-story homes after applying conditions of approval to reduce the second-floor mass and scale.
- The overall height of the new two-story house is 28 feet, which meets the height limit in this zone for houses with pitched roofs of minimum 3-feet in 12-feet. For better compatibility with the neighborhood context and to avoid the sense of monumentality, a condition of approval is added to reduce the floor to ceiling plate height by one foot at both the first and second floor. As designed, the first floor plate height is 10'-0" and the second floor plate height is 9'-0".
- The new roof consists of shed and gabled roofs with 4-feet in 12-feet roof pitch, appropriate to the design concept.

Design and Detailing:

The design and detailing are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The architectural details, distribution of materials, and colors including smooth stucco finish, metal roof, roof fascia, eave details, primary door, garage door, metal side gates, and balcony railings are consistent and reinforce the contemporary design concept which is appropriate to the neighborhood context of various architectural styles. Conditions of approval are added to reduce the amount of stone cladding at the front façade and better integrate it with the stone cladding at the sides to eliminate the massive, overbearing forms depicted in the proposal and to paint downspouts and gutters to match the adjacent wall color.
- The front entry porch is well integrated into the overall design.
- The new windows (dark color vinyl windows) are recessed with sills as is appropriate for the chosen architectural style with combination of awning and hung windows. A condition of approval is added to update the elevation drawings to show the window sills as shown in the vertical window section drawing and to specify an appropriate material for the window sills.
- New decorative, permeable paving compatible with the architectural style is shown for the new driveway.
- The plans currently do not show the locations of light fixtures. A condition of approval is added to show appropriate locations and design of exterior light fixtures.
- The trash storage area and new air-conditioning unit are appropriately located in areas out of public view.

DRB Staff Member Aileen Babakhani

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.