



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** February 25, 2021      **DRB Case No.** PDR1924704

**Address** 5135 New York Avenue

**Applicant** Rita Noravian

### Project Summary:

To demolish an existing 1,276 square-foot, one-story single-family residence (built in 1934) and construct a new 3,776 square-foot, two-story single-family residence on a 16,142 square-foot lot located in the R1-II zone (Low Density Residential-Floor Area Ratio District II). The existing breezeway and four-car garage (including two tandem parking spaces) will be maintained and attached to the new residence.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas			X			
Simonian	X		X			
Smith				X		
Tchaghayan		X	X			
Welch			X			
Totals			4	1		
<b>DRB Decision</b>	Approve with Conditions					

### Conditions:

1. Update plans to show that the second floor windows on the north elevation to have a consistent window head height.
2. Update plans to provide cut sheets and show appropriate locations and design of exterior light fixtures.
3. Update plans to show the location of trash storage to be out of public view.
4. 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.
5. Redesign the roof of the attached breezeway at the rear to be more consistent with the existing garage and new house.

6. Incorporate a greater variety in building color, primarily on stucco finish and siding of exterior walls.

**Consideration:**

1. Use natural stone for the stone veneer of the new chimney and stone wainscot.

**Determination of Compatibility: Site Planning**

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

- The project's site planning is appropriate to the site and neighboring properties since the project will not alter the site planning significantly.
- The new street front setback of 25 feet is in keeping with the prevailing setback of the houses along two sides of the street (within 300 feet liner).
- The location of the driveway will not be changed and it will have stamped concrete finish.
- The locations of the existing, attached four-car garage (including two tandem parking spaces) and breezeway, which remain unchanged, are consistent with the neighborhood context and site planning of the new house.
- The existing pool and a majority of the existing landscape will remain unchanged. The addition of new drought-tolerant plants and trees will complement the overall design. There are currently no street trees in the public right-of-way in front of this property. A condition of approval is added to 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.
- The existing CMU perimeter walls and retaining walls will remain unchanged and the location of the new side gates are appropriate to the site planning of the subject project and neighboring properties.

**Determination of Compatibility: Mass and Scale**

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

- The overall proportions of the two-story house and articulations at the elevations are appropriate to the site, relate well to the context of neighborhood's one- and two-story homes, and reinforce the overall architectural concept.
- The overall height of the new two-story house is 24'-2", which is under the 28-foot height limit in this zone for houses with pitched roofs of a minimum 3-feet in 12-feet. A condition of approval is added to redesign the roof of the attached breezeway at the rear to be more consistent with the existing garage and new house.

### **Determination of Compatibility: 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 and colors including horizontal siding, stone veneer wainscot, roof fascia, eave details, window shutters, wood column, primary door, garage door, and balcony railings are consistent and reinforce the contemporary design concept which is appropriate to the neighborhood context of varied architectural styles. Conditions of approval are added for the second floor windows on the north elevation to have consistent window head height and incorporate a greater variety in building color, primarily on stucco finish and siding of exterior walls. A consideration is added to use natural stone for the stone veneer of the chimney and stone wainscot.
- The front entry porch is well integrated into the overall design.
- The new two-story house will not create privacy issues because no balcony or non-bedroom windows (living room, den, etc.) at the second floor, overlook to the neighboring properties to the sides.
- The new windows (white color fiberglass windows) are recessed with sills and represent the project's architectural style with an appropriate combination of awning, fixed, casement, and sliding windows.
- 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 location for trash storage is not identified. A condition of approval is added to show a location out of public view.

DRB Staff Member Aileen Babakhani, Planner

Notes: All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.