



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** July 22, 2021 **DRB Case No.** PDR 2102805

**Address** 1652 El Rito Avenue

**Applicant** Vartan Jangozian

### Project Summary:

The applicant is proposing to convert an existing, detached, two-car garage and workshop into a 485 SF guest house and to construct a new 441 SF, attached, two-car garage, a 449 SF, one-story addition, and a 796 SF, second-story addition to an existing, one-story, 1,640 SF single-family dwelling (built in 1924), located on an approximately 13,875 SF lot in the R1-I (Low Density Residential, Floor Area District I) Zone.

### Design Review:

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

### Conditions:

1. Push the face of the garage back to align with the living room wall to better integrate the garage into the overall design, thereby allowing the main roof to continue above the garage (instead of the proposed hipped roof).
2. Expand bedroom #3 toward the street to better integrate the chimney (reducing the chimney size at the 2<sup>nd</sup> floor if possible) and allow a more balanced roof form. Minimize the mass at the west side of the house by either revising the floor plan to eliminate the two-foot second floor projection and the large gabled roof above it, or add wood siding in the gable end.

3. The new chimney cladding shall match the stone cladding of the existing building.
4. New windows shall have wood trim to match the existing windows.
5. Provide decorative, permeable pavers for the driveway, in lieu of the proposed concrete for an enhanced appearance.
6. Revise the guesthouse roof plan to provide clipped gable roof forms.
7. Use the same vocabulary of windows on the guest house as on the main structure.
8. Extend the stone cladding on the west garage wall to be further back and terminate it in a logical location.

**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 site planning is similar to adjacent and surrounding sites, which contain one- and two-story, single-family buildings with attached, front-facing garages and detached, accessory buildings at the rear. The proposed additions and the attached garage addition will enhance the existing single-family dwelling without significantly altering the site planning of the lot.
- The location of the proposed additions and the attached garage are appropriate. The proposed additions (449 SF first-story addition and 795 SF second-story addition) and the new attached garage will be located on the right side (as viewed from the street) of the existing dwelling. The building footprint will be closer to the western and rear (southern) property line but complies with all setback requirements. The prevailing eastern and street front (northern) setbacks will remain as-is. The new, attached, two-car garage will be accessed from the existing driveway, which will be expanded within 18'-6" of the garage to accommodate the width and access to the new garage. DRB voted to require the applicant to provide decorative, permeable pavers for the driveway, in lieu of the proposed concrete for an enhanced appearance.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone. Landscaping is well integrated into the site design and complements the main dwelling, accessory structures, and the proposed outdoor area at the rear. New drought-tolerant plants are proposed throughout the property.
- A new, five-foot high, wrought iron, double-swing gate with two, six-foot high decorative posts will be provided adjacent to the new attached garage. The gate and posts adjacent to the garage will be set back two feet from the face of the garage. The proposed gate and posts are appropriate in color, style, and material and complement the existing dwelling and the existing gate and post located on the eastern side of the dwelling.

### **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 predominant neighborhood pattern features one- and two-story homes scattered throughout El Rito Avenue, in addition to two-story, multi-family apartment buildings. The project site is nestled between a two-story apartment building to the east and a two-story, single-family home to the west. The applicant's proposal to build a second-story addition on an existing one-story dwelling allows a good transition between the adjacent residential buildings.
- The overall massing of the project will be compatible with the adjacent dwellings in terms of scale and proportion. The new two-story mass is appropriately broken up by changes in façade planes, balconies, and thoughtful use of matching exterior cladding materials, which successfully transitions from a one-story dwelling into a new two-story dwelling.
- The proposed clipped gable roof forms have a 7:12 pitch and recall the forms of the existing structure. The clipped gable form is employed throughout most of the project with the exception of the new, attached garage roof where a hipped roof with an integrated 2<sup>nd</sup> floor balcony is introduced less successfully. DRB voted to require the drawings to be revised to push the face of the garage back to align with the living room wall to better integrate the garage into the overall design, thereby allowing the main roof to continue above the garage (instead of the proposed hipped roof).
- Additionally, there is an awkward interface between the chimney and the adjacent 2<sup>nd</sup> floor façade. To better integrate the chimney, DRB voted to require that bedroom #3 be expanded toward the street (reducing the chimney size at the 2<sup>nd</sup> floor if possible) to allow a more balanced roof form. Also, DRB voted to require that the mass at the west side of the house be minimized by either revising the floor plan to eliminate the two-foot second floor projection and the large gabled roof above it, or add wood siding in the gable end.

### **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 proposed work maintains the existing architectural style of the dwelling. The use of matching exterior materials and color palette for the addition is appropriate, will create visual interest, and will be compatible with the character of nearby properties.
- The new additions and the attached garage at the side of the existing dwelling are configured to create a recessed side entryway. The garage will be clad in stone veneer to match the existing building material. Continued use of the same exterior material on the first-story will allow the building to read as one whole volume, without interruption.
- The project will include new aluminum clad wood windows with a combination of fixed, hung, and sliding operations for the addition and most of the existing dwelling, as some existing windows are to remain while some are to be replaced. The new windows are complementary to the style of the existing dwelling and will be recessed with new wooden sills and trim. Overall, the proposed windows on the building are appropriate for the design of the building. DRB voted to require that the new windows shall have wood trim to match the existing windows.

- A 269 SF covered patio and a 151 SF balcony are proposed on the ground floor at the rear. The covered patio and the balcony are appropriately integrated into the overall design and layout of the dwelling.
- There are two proposed balconies on the second floor, at the front (south elevation) and the rear (north elevation). The front, 247 SF balcony and the rear, 227 SF balcony will be open to sky. The front balcony and its railing will be integrated into the roof form of the garage below, while the rear balcony will have wrought iron guard rails. Neither of the balconies will pose any privacy issues, as the balconies are fully integrated into the dwelling and the new additions, and appropriately set back from the interior (side and rear) property lines.
- Because the proposed plans do not indicate any permeable paving for the driveway, DRB voted to require the applicant to provide decorative, permeable pavers for the driveway, in lieu of the proposed concrete, for an enhanced appearance.
- Color and materials for the addition include asphalt roof shingles, light-colored stucco and stone veneer cladding. DRB voted to require that the new chimney cladding match the stone cladding of the existing building. In addition, DRB voted to require that the stone cladding on the west garage wall be extended further back and terminated in a logical location. With these changes, the proposed colors and materials will complement and match the existing style of the building.
- The newly downsized, and converted guesthouse building at the rear will use similar exterior materials, such as light-colored stucco and asphalt roof shingles. DRB voted that the applicant revise the guest house roof plan to provide clipped gabled roof forms at the northern and southern elevations, in addition to using the same vocabulary of windows on the guesthouse as on the main structure, to have a consistent architectural style with the primary building.

DRB Staff Member Minjee Hahm, Planning Associate

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.