



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      November 9, 2021      **DRB Case No.**      PDR 2114079

**Address**      3416 El Caminito

**Applicant**      Demery Matthews

### Project Summary:

To construct an 822 square-foot, two-story addition to the rear of the existing 1,162 square-foot one-story single-family residence (built in 1947) with an existing detached two-car garage on a 5,382 square-foot lot, located in the R1-II (Low Density Residential - Floor Area Ratio District II) Zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian					X	
Tchaghayan	X		X			
Welch			X			
Totals			<b>3</b>	<b>0</b>		
<b>DRB Decision</b>		Approve with Conditions.				

### Conditions:

1. Use drought-tolerant plants and trees at the rear of the house.
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.

### Determination of Compatibility: Site Planning

The project's 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 two-story addition infills the existing recessed portion at the west side of the existing one-story house and expands the building footprint toward the rear of the property.
- The existing street front setback of 25 feet and interior setback of three (3) along the northwest side of the house will not be changed; however, the new two-story addition will have an interior setback of five (5) feet (along northwest side of the house) as required by the zoning code. Variance No. PVAR2101724 was approved to allow maintaining the existing three (3)-foot interior setback along the existing one-story portion of the house.
- The location of the existing driveway and detached two-car garage will not be changed.
- The existing landscape at the front and sides of the house will not be changed and a condition of approval is added to use drought-tolerant plants and trees at the rear to address the addition.

#### **Determination of Compatibility: 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 proportions of the two-story addition along with the expansion of the front porch are appropriate to the site, relate to the surrounding context of the neighborhood's one- and two-story homes, and reinforces the overall architectural concept.
- The overall height of the house, including the addition is 26' -9", which is under the 28 feet height limit in this zone for houses with pitched roofs of a minimum 3 feet in 12 feet.
- The project's roof plan of the addition reinforces the existing design concept.

#### **Determination of Compatibility: Design and Detailing**

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

- The design and detailing of the new two-story addition at the rear and the extension of the front porch are consistent and reinforce the existing contemporary design concept which is appropriate to the neighborhood context of various architectural styles in the neighborhood.
- The extension of the front entry porch is well integrated into the overall design.
- The new two-story addition will not create privacy issues because no balcony or windows of living room, den, study, family room, great room, library, or dining room at the second floor, overlook the neighboring properties.
- The new windows are a combination of awning, fixed, and hung windows (white color aluminum-clad windows) recessed within the walls with sills consistent and appropriate for the existing architectural style.
- The project's 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.
- No locations are identified on the plans for trash storage. A condition of approval is added to show the location of trash storage to be out of public view.

DRB Staff Member Aileen Babakhani, Planner

Notes:

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

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.