



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 23, 2022 **DRB Case No.** PDR 2202972

Address 1439 N. Columbus Ave.

Applicant Nareg Khodadadi

Project Summary:

The applicant is proposing an 894 square-foot (SF), one-story addition (262 SF at the front, 632 SF at the rear), and an architectural style change to an existing 1,333 SF, one-story single-family dwelling (originally constructed in 1933) on a 7,500 SF lot located in the R1 (FAR District I) Zone. The project involves the demolition of more than 50% of outside wall and roof area, classifying the proposal as construction of a new single-family dwelling. The existing detached, two-car garage at the rear complies with current code and will be maintained.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Minas			X			
Simonian			X			
Tchaghayan	X		X			
Welch		X	X			
Totals			5	0		
DRB Decision		Approve with Conditions				

Condition:

1. Revise the site plan and landscape plan to be consistent with one another.
2. Paint the façade of the garage so that the color palette is similar to the primary residence (e.g., paint the garage door and stucco finish).
3. Provide information regarding the paving material for staff review and approval, with consideration given to a permeable paving material.

4. Wrap the stone siding around the corner along the south side (left) elevation for the length of the office at the same height as the front façade, and terminate it appropriately at the gate.

Determination of Compatibility: Site Planning

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

- Overall, the project site planning remains relatively unchanged with the building footprint centrally sited on the lot similar to the existing conditions, but with an expanded footprint at the front and the rear.
- There is no predominant setback pattern along the street. The addition at the front of the house brings the property closer to the street and gradually steps back from the street-front property line, with setbacks ranging from 26'-4" to 37'-10". The proposed building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and landscaping.
- The surrounding neighborhood features primarily detached garages, with a few homes with attached garages located nearby. The proposed project will maintain the existing detached two-car garage located at the rear which is also consistent with the neighborhood pattern. While the existing detached garage is proposed to remain, a condition of approval requires the façade of the garage to be painted so that the color palette is similar to the primary residence (e.g. paint the garage door and stucco finish).
- New drought tolerant landscaping is proposed throughout the project site that will complement the building design. The project site plan and the landscape plan are not entirely consistent with one another, and a condition of approval requires that these drawings be revised to be consistent with one another.
- Along the sides and rear, there is an existing perimeter block wall and a perimeter fence that will be maintained. Along the southerly interior property line, a new gate and fence are proposed, perpendicular to the street. The gate and fence are appropriately setback from the building wall and the horizontal wood design is compatible with the contemporary modern style of the house.

Determination of Compatibility: 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:

- Overall, the mass and scale of the one-story project is appropriate to the contemporary modern design concept and the context of the surrounding neighborhood which features a mix of architectural styles.
- The surrounding neighborhood features primarily one-story homes, and the applicant's proposal to build a new one-story home is consistent with the neighborhood and the existing conditions on-site. The overall height of the new house will be 17'-9", where the maximum permitted by code for a house with a pitched roof is 28'-0".

- The project's massing is broken up using a number of architectural devices, including stepped building forms at the front façade, varied roof heights, and changes in façade planes along the driveway (north) elevation.
- The design features a nested gable roof design that is compatible with the proposed contemporary modern design of the new residence. The use of a 4:12 roof pitch is consistent throughout the design.

Determination of Compatibility: 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:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed contemporary modern style of the house.
- The entryway is appropriately integrated into the design and features a covered, recessed, single-door entry with a sidelight and is setback from the street.
- The new windows will be black fiberglass and an appropriate combination of fixed, casement and awning windows.
- The proposed materials for the house include smooth stucco, an asphalt shingle roof and stone veneer.
- The drawings identify new decorative paving at the driveway and walkways, but no other information is provided. A condition of approval requires that the applicant provide information regarding the paving material for staff review and approval, with consideration given to a permeable paving material.
- The design of the new light fixtures is appropriate to the design concept, and are appropriately located on the exterior building façades.

DRB Staff Member Vista Ezzati, 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 projects 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.