



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 11, 2020 **DRB Case No.** PDR 2001865

Address 617 Hazel Street

Applicant Sona Tsarukyan

Project Summary:

The applicant is proposing to construct a new, two-story, 2,684 square foot (hereafter noted as SF), single-family dwelling with an attached, 436 SF, two-car garage on a vacant 6,376 SF lot, located in the R-2250 (Medium Density Residential) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Simonian			X			
Smith			X			
Welch		X	X			
Totals			4	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Revise the site plan and project scope to provide the required public right-of-way improvements noted in the Public Works comments, dated March 12, 2020, while ensuring that the project will still comply with all zoning standards, including setbacks, landscaping, lot coverage, driveway standards, and etc.
2. Revise drawings and material board to show details for the proposed fence/wall along the interior property lines.
3. Revise drawings to show proposed locations of equipment and trash storage.
4. Reduce number of proposed light fixtures on garage to 2 and provide location of all exterior lighting on elevation drawings, in addition to providing a manufacturer's specification sheet showing use of shielded downlight fixtures.

5. Reduce the floor-to-floor height of the first floor from 11 feet to 10 feet and reduce the roof fascia height from 18 inches to 12 inches.
6. Revise the design of the master bedroom windows at the east façade to significantly reduce the amount of glazing at this area by either: 1) adding wood infill panels within the mullion grid that match the color and texture of the adjoining woodwork; or 2) revise the design of this area to reflect the design of the punched window openings at other bedrooms.
7. Provide a vertical window section detail.
8. Revise plans and landscape drawings show a developed planting scheme using drought tolerant vegetation and trees at the front yard and rear yard perimeter, in addition to reducing the pathway width to 4-feet to meet street front setback landscaping standards. Revised drawings shall be submitted to staff prior to plan check submittal.

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 new 2,684 SF dwelling will face Hazel Street. The siting and building footprint are designed to address the minimum and average setback requirements per the Zoning Code and is considerate of the prevailing setbacks on the street. Outdoor areas including a spa and fire pit is sited in the rear and is well integrated into the site design.
- The proposed landscaping plan will feature a total of 3,430 SF (53.8%) of landscaped area, where a minimum of 25% is required in the R-2050 zone. However, the proposed landscape plans currently show less than 50% of the street front setback area as live landscaping and no planting scheme at the rear yard. Staff is recommending a condition of approval that revised plans and landscape drawings show a developed planting scheme using drought tolerant vegetation and trees at the front yard and rear yard perimeter, in addition to reducing the proposed pathway width to 4-feet. Drawing revisions shall be submitted prior to plan check submittal.
- The new 436 SF, two-car garage will be attached to the new home and face the street with access from a new driveway at Hazel Street. The surrounding neighborhood features a combination of attached and detached garages at the rear or front of the residential buildings; the siting of the new garage is appropriate.
- The proposed drawings indicate a fence or a wall along the interior property lines but no details are provided. Staff is recommending a condition of approval that revised drawings and material board showing details for the proposed fence/wall be submitted for staff review prior to plan check submittal.
- The proposed plans and elevations do not show proposed locations of equipment and trash storage. Staff is recommending a condition of approval that revised plans and elevations showing proposed locations of equipment and trash storage be submitted for staff review prior to plan check submittal.
- The proposed light fixtures as shown on the drawings are compatible with the proposed style of the new dwelling and are appropriately located above the garage doors at the street-facing façade. However, in order to avoid over-lit facades, staff is recommending a condition of approval that lighting above the garage should be reduced to two fixtures. Additionally, all exterior lighting should be indicated on the elevation drawings along with a manufacturer's specification sheet showing use of shielded downlight fixtures, and submitted to staff prior to plan check submittal.

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-story homes with several two-story buildings scattered through Hazel Street. Therefore, the applicant's proposal to build a new, two-story dwelling is acceptable.
- While the proposed floor area of 2,684 SF is within the floor area requirement of the subject zone, the proposed structure looks larger in comparison to the surrounding neighborhood, which features modestly sized homes. The two-story mass is broken up by changes in façade planes, a balcony over the garage, and thoughtfully placed landscaping, yet retains the sense of monumentality due to the increased floor-to-floor height of the first floor and over-scaled fascia height. Staff is recommending a condition of approval that the floor-to-floor height of the first floor be reduced to 10 feet from the proposed 11 feet, which would also reduce the floor-to-floor height of the sunken living room area to the rear of the home from 14 feet to 13 feet. In addition, staff is recommending that the roof fascia height to be reduced to 12-inches from the proposed 18-inches.
- The proposed shed roof forms are compatible with the overall style of the development. The use of a 1:12 roof pitch is appropriate and consistent throughout the design of the subject dwelling.

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 surrounding neighborhood features a mix of architectural styles, with Minimal Traditional style being the most dominant. The new dwelling's Contemporary style, along with its natural-hued color palette for the exterior materials, create visual interest and easy transition between the two different architectural styles in the area.
- The entryway is well integrated into the design as it is setback from the street and features a covered porch with a recessed entry. The entry door is proposed to be a modern-style single-door with a sidelight.
- The new house features three balconies: one 93 SF balcony over the garage, a 107 SF balcony on the east elevation, and a 107 SF balcony on the west elevation. These balconies are accessible through the second floor bedrooms and are at a reasonable distance from the adjacent properties. Landscaping is provided at each balcony to create a buffer between the adjacent properties and the street.
- The new windows will be wood nail-on frames with recessed glass and flush to the wall. They will be an appropriate combination of sliding and fixed windows. The second-floor master bedroom located to the rear of the dwelling features a curtain glass wall, which may raise privacy concerns. Staff is recommending a condition of approval that the number of windows be reduced for privacy.
- The proposed materials include wood siding, smooth light-colored stone tiles, natural stone tiles, standard brown torch down for the roof, aluminum textured trim (painted brown) for the fascia, and metal seam for the balcony above the garage, which are appropriate for the proposed design.
- Permeable paving materials are proposed for the driveway, walkways, and outdoor deck areas, consistent with the City's Design Guidelines.

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.