



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** July 22, 2021      **DRB Case No.** PDR 2104367

**Address** 1247 Allen Avenue

**Applicant** Georgii (Egor) Shpak

**Project Summary:**

The applicant is proposing to demolish the existing house and garage and construct a 2,222 square-foot (s.f.), two-story, single-family dwelling with a detached 500 s.f., two-car garage and a detached, 202 s.f. covered patio.

**Design Review:**

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

**Conditions:**

1. Revise the window pattern at the second floor of the front façade to reduce the sense of mass at this area: provide a larger window at Bedroom 3 and introduce a narrow, horizontal window at the adjoining bathroom.
2. Revise the design of the corner window at stairwell at the right side of the second façade to be more compatible with the design of the other proposed windows
3. Eliminate the cantilevered roof at the right side of the second floor to allow the roof and fascia to wrap the volumes to increase the sense of articulation and reduce the mass at this area.
4. Redesign the roofs and parapets to allow all roof fascias to be level.

## **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 house will maintain the existing site planning of the property which consists of a dwelling unit at the front and a driveway that leads to a detached garage at the rear. The siting and building footprint are designed to address the setback requirements per the Zoning Code and are considerate of the prevailing setbacks on the street.
- The outdoor areas include a pool and a covered patio at the rear which are well-integrated into the site design.
- The new detached 2-car garage is sited at the rear and will be accessible from the existing curb cut and newly extended driveway, which will be improved with decorative, permeable pavers. Despite the presence of the alley, most garages on the block are accessed from Allen Street and the subject property will maintain this condition.
- The proposed landscaping plan is complementary to the development of the site and complies with the minimum landscaping requirement for the zone. New drought-tolerant plants will be provided throughout the property and adjacent to the property lines as landscape buffers between adjacent properties and the alley.
- A 6-foot high, horizontal wooden plank fence will be provided along the property lines, along with aluminum swing gates (for pedestrian access and vehicular access). Both the fence and the gates will be appropriate in style, color, and material and will be complementary to the proposed 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 along Allen Street features one-story homes with a few, two-story homes scattered among them. Therefore, the applicant's proposal to build a two-story house is appropriate to the development pattern of the neighborhood.
- Overall, the massing and scale of the project will be compatible with the neighborhood, particularly as it is located between a one-story and two-story house. The setbacks and articulation at the second floor façade help reduce the overall sense of mass, but a few design changes are conditioned to enhance the overall massing, as follow:
  - Revise the window pattern at the second floor of the front façade to reduce the sense of mass at this area: provide a larger window at Bedroom 3 and introduce a narrow, horizontal window at the adjoining bathroom
  - Eliminate the cantilevered roof at the right side of the second floor to allow the roof and fascia to wrap the volumes to increase the sense of articulation and reduce the mass at this area.
- The proposed flat roofs are appropriate to the design and the differing heights of the building volumes help break up the mass of the main body of the house and create visual interest.

## 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. The new dwelling's modern style, along with its monochromatic color palette for its exterior materials, create visual interest and will add to the eclectic mix of architectural styles in the area.
- The one-story volumes visible from the street utilize differing floor-to-ceiling heights, which create two, distinct volumes that break up the massing of the project. The right-hand volume contains the entryway. The entryway is well integrated into the overall design, as it has a deeper setback from the street and features a deep roof overhang that creates a "canopy" effect. The entry door is proposed to be a modern-style single door with a side lite.
- The new windows will be black, aluminum, block frames with recessed placement. They will be an appropriate combination of casement, fixed, and awning windows with sills. The corner window at the stair well at the right side of the second façade is conditioned to be revised so that it will be more compatible with the design of the other proposed windows.
- The proposed materials include light-colored smooth stucco, stacked-stone veneer cladding, roll roofing, cable steel railing with wood for balcony rails, wood decking tiles for the swimming pool area, and dark grey anodized aluminum fascia, which are suitable for the proposed design. Because the proposed elevations do not show adequate distribution of exterior cladding material, staff is recommending a condition of approval that exterior cladding material be distributed appropriately and submitted for staff review and approval prior to plan check submittal.
- Permeable paving materials are proposed for the driveway, consistent with the City's Design Guidelines.
- The drawings and rendered perspective show appropriate locations for exterior wall lighting, equipment, trash storage, and gutters/downspouts. The materials reference page on A 4.1 indicate that there may be recessed can lights located under the eaves. Should recessed can lights be proposed under the eaves, it shall only be located at entryways and covered patios.
- The new covered patio at the rear will use same exterior materials and flat roof pitch as the main dwelling. Its design is consistent with the main dwelling and is appropriate.

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.