



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** January 27, 2022      **DRB Case No.** PDR 2115380

**Address** 3309 Mills Avenue

**Applicant** Aydin Naghibi

### Project Summary:

To construct a new 1,570 square-foot, one-story single-family residence and an attached two-car garage to the front of the existing 1,039 square-foot one-story single-family residence (built in 1938) and convert it to an accessory dwelling unit (ADU) on a 7,300 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	
Simonian			X			
Tchaghayan		X	X			
Welch	X		X			
Totals			3	0	1	
<b>DRB Decision</b>		Approve with Conditions and Consideration.				

### Conditions:

1. Delete the sliding door facing the side yard at the dining room and replace with a window.
2. Revise the site plan to identify and provide a clear delineation of the separate private open spaces for the front house and the rear unit (ADU). The space for the front house should be toward the north; relocate the trash area as necessary to accomplish this goal. Taller, more full landscaping should be used to provide a buffer between the buildings at the open space between them and the neighbor to the northwest.
3. Revise the floor plan to provide access to the private open space at the north side of the house.

4. Provide landscape drawings in compliance with the State Model Water Efficient Landscape Ordinance prepared and certified by a landscape architect.
5. Reduce the number of light fixtures at the side and rear facades of the new house to avoid over-illumination.
6. Provide details and drawings of any existing and new perimeter walls and/or gates with appropriate locations and style/color/material, with respect to the site planning of the subject project and neighboring properties.
7. Revise the color scheme to reflect the colors and locations shown on the rendering and incorporate warmer gray tones.

### **Consideration**

1. Consider relocating the HVAC condenser to avoid conflicting with the pedestrian path to the rear unit.

### **Determination of Compatibility: Site Planning**

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

- The project site planning is appropriate to the site and neighboring properties because it follows the neighborhood context in which most houses are built more closely to the street.
- The location of the driveway will not be changed and it will have decorative paving.
- The location of the new attached two-car garage is consistent with the neighborhood context and site planning of the new house.
- The project provides the required minimum 25-foot street front setback and required minimum 6-foot interior (side) setbacks, appropriate to the neighborhood context. The new house will have a minimum of 6'-0" distance to the ADU at the rear of the house meeting the zoning code requirement. However, a condition of approval is added to revise the site plan to identify and provide a clear delineation of the separate private open spaces for the front house and the rear unit (ADU). The space for the front house should be toward the north; relocate the trash area as necessary to accomplish this goal. Taller, more full landscaping should be used to provide a buffer between the buildings at the open space between them and the neighbor to the northwest. A condition of approval is also added to revise the floor plan to provide access to the private open space at the north side of the house.
- The project drawings do not clearly identify new or existing boundary walls and/or gates. A condition of approval is added to provide details and drawings of any existing and new perimeter walls and/or gates in appropriate location and appropriate style/color/material, with respect to the site planning of the subject project and neighboring properties.
- New low-water usage plants will complement the overall design. However, a condition of approval is added to provide landscape drawings in compliance with the State Model Water Efficient Landscape Ordinance prepared and certified by a landscape architect.

### **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 new one-story house and the articulation of the facades are appropriate to the site, relate well to the context of neighborhood's one- and two-story homes, and reinforce the overall architectural concept.
- The overall height of the new one-story house is 15'-4", which is under the 28-foot height limit in this zone for houses with pitched roofs of a minimum 3-feet in 12-feet and in keeping with the scale of nearby homes.
- The new building roof, which is a combination of hipped and gabled-roofs with a roof pitch of five feet in twelve feet, reinforces the proposed design concept and is appropriate to the neighborhood context.

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

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

- The architectural details including horizontal siding, stone veneer, roof fascia, eave details, windows and primary door, garage door, railing (front porch), and decorative pavement at front walkway and driveway, are consistent and reinforce the proposed design concept which is appropriate to the neighborhood context of varied architectural styles. A condition of approval is added to revise the color scheme to reflect the colors and locations shown on the rendering and incorporate warmer gray tones.
- The front entry porch/balcony is well integrated into the overall design. A condition of approval is added to delete the sliding door facing the side yard at the dining room and replace with a window.
- The new windows (bronze-color fiberglass windows) are recessed with sills and wood surrounds and represent the proposed architectural style with an appropriate combination of fixed and casement operations.
- The project drawings currently show the details and locations of light fixtures. A condition of approval is added to reduce the number of light fixtures at the side and rear facades of the new house to avoid over-illumination.
- The location of gutters and downspouts are appropriate to the design.
- The location of trash storage and the air conditioning unit are shown on the drawings; however, DRB added a condition of approval to relocate the trash area as necessary to provide open outdoor space for the front house, toward the north and to consider relocating the HVAC condenser to avoid conflicting with the pedestrian path to the rear unit.

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 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.