



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 13, 2023 **DRB Case No.** PDR-001346-2023

Address 5120 Finehill Avenue

Applicant KASYA Design

Project Summary:

To construct a new 1,582 square-foot second-story addition and a new 87 square-foot one-story addition (front entrance) to the existing 1,827 square-foot one-story single-family residence (built in 1955) with an existing attached two-car garage on a 9,720 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
Lockareff					X	
Kaskanian			X			
Simonian		X	X			
Tchaghayan			X			
Welch	X		X			
Totals			4	0	1	
DRB Decision		Approved with conditions and consideration				

Conditions

1. Reduce the overall height of the second-story addition by removing the double gable-roof and provide better compatibility with the existing roof and overall design.
2. Reduce the size of the front picture window (at the entry area) to be appropriate to the overall design and proportion.
3. Provide exterior window sills for new windows, appropriate to the overall design and detailing.
4. Simplify the rear balcony by removing the bedroom balcony and remove the exit staircase (access to backyard). If an exit staircase is desired, a spiral staircase may be added.
5. Simplify the new bedroom design at the second floor, above the garage.

Consideration

1. Consider reducing the mass and scale of the chimney, practically in width at the upper portion of the chimney.

Determination of Compatibility: Site Planning

The project's **site planning** is appropriate to the site and its surroundings for the following reasons:

- The project's site planning is appropriate to the site and neighboring properties and follows the neighborhood context because the proposed additions do not alter the existing building footprint. The existing front entry porch will be infilled and replaced with a new porch and a new one-story addition (87 SF), which will accommodate a new foyer and stairs to the proposed second floor.
- The location of the existing attached two-car garage and driveway (facing street) will not be changed and are consistent with the neighborhood context and site planning.
- The existing 26-foot street front setback and interior setbacks will remain unchanged and meet the zoning code requirements.
- The project does not change existing landscape, which is complementary to building design.
- There are no proposed changes to existing retaining walls, boundary walls (CMU walls), or planter walls. The project proposes new metal gates at the side of the house (facing street), which are appropriately sized and located.

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

- The new second-story addition is integrated well into the design by creating setbacks and articulations on elevations. The second-story addition follows the site topography by designing the taller massing on upslope side of the property to avoid overbearing forms. The overall mass and scale, with the imposed conditions are appropriate and relate to the context of neighborhood's primarily one-story homes and a two-story home (within 300 linear feet from the subject property). The Design Review Board added the following conditions and a consideration to help enhance the overall design, scale, and proportions:
 - i. Reduce the overall height of the second-story addition by removing the double gable-roof and provide better compatibility with the existing roof and overall design.
 - ii. Reduce the size of the front picture window (at the entry area) to be appropriate to the overall design and proportion.
 - iii. Simplify the rear balcony by removing the bedroom balcony and remove the exit staircase (access to backyard). If an exit staircase is desired, a spiral staircase may be added.
 - iv. Simplify the new bedroom design at the second floor, above the garage.

- v. Consider reducing the mass and scale of the new chimney, practically in width at the upper portion of the chimney.
- The overall height of the house will be 28'-0", which is the maximum height limit in this zone for houses with pitched roofs of a minimum 3-feet in 12- feet.
- The new roof, which is a combination of hipped- and gabled-roofs with a roof pitch of 5-feet in 10 feet reinforces the proposed design concept, follows the pitch of the existing roofs, and is appropriate to the neighborhood context. A condition of approval is added to remove the double gable-roof and provide better compatibility with the existing roof and overall design.

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 distribution of materials, colors, and design and detailing including stucco finish, stone veneer cladding and wainscot, composition roofing materials, roof fascia, eave details, primary door, metal side gates, and balcony railings are consistent and reinforce the proposed contemporary design concept, which is appropriate to the neighborhood context.
- The new front entry/porch is similar to the existing entry and provides appropriate focal point and relates to the neighborhood pattern.
- The new windows (white-color fiberglass windows) will be recessed within walls without exterior sills or trim with a combination of picture (fixed), casement, and horizontal sliding operations. The Design Review Board added the following conditions of approval:
 - i. Provide exterior window sills for new windows, appropriate to the overall design and detailing.
 - ii. Reduce the size of the front picture window (at the entry area) to be appropriate to the overall design and proportion.
- The new second-story addition along with the narrow 152 square-foot balcony/walkway at the rear, does not create privacy conflict with the surrounding neighbors due to the site topography, distances from the neighboring homes, and existing tall landscape buffers. A condition of approval is added to simplify the rear balcony by removing the bedroom balcony and remove the exit staircase (access to backyard). If an exit staircase is desired, a spiral staircase may be added.
- The existing driveway and front walkway will remain unchanged and there is no proposed change to the existing decorative paving, which relates to the overall design and neighborhood context.
- The proposed plans show the details and locations of light fixtures, gutters and downspouts, and air conditioning units, which are appropriately designed and located.

DRB Staff Member Aileen Babakhani, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.