



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      July 13, 2023      **DRB Case No.**   PDR000880-2023

**Address**                      1844 Bara Rd.

**Applicant**                    Archntech – Arvin Shirinyans

**Project Summary:**

To construct a new 1,093 square-foot (SF) second-story addition and remove 33 SF of floor area on the ground level of the existing 1,318 square-foot, one-story, single-family house (built in 1953) with an existing 400 SF attached garage on an 11,520 SF lot with an average current slope of 11.20 percent located in the R1R-II (Restricted Residential, Floor Area Ratio District II) zone. The project includes a façade remodel of the house.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian			X			
Simonian		X	X			
Tchaghayan			X			
Welch	X		X			
<b>Totals</b>			<b>4</b>	<b>0</b>	<b>1</b>	
<b>DRB Decision</b>		Approved with conditions				

**Conditions:**

1. Restudy the design of the arched windows on the staircase. Propose a window design that appropriately complements the design and style of the hosue.
2. Restudy the overall roof design by simplifying its design, proposing a single-hipped roof.
3. Restudy the exterior mutton (grid) pattern on the windows to be more propoportinal. Or eliminate mutton/grids, proposing clear glass windows.
4. Revise the window cut sheet included in the material board (sheet A-5.1) to correspond to the window schedula and colored elevation drawings and renderings.

5. That the material board palette shall be revised and correspond to and reflect colors, materials, finishes, windows, etc., shown on the elevation drawings.
6. Restudy the angled appearance of the front covered entry by introducing a more defined entry; slightly extend the entry forward while not conflicting with required setback regulations per Zoning Code.
7. Eliminate the light fixtures on either side of the front picture window. Alternatively, propose recessed lights underneath the eave that shine down, or propose ground lights that shine up towards the house. Limit light fixtures to main entry and patio doors and show this information on the elevation drawings.
8. Reduce building's mass and bulky appearance on the north elevation by wrapping/extending the roof of the first floor onto the north side of the house.

**Consideration:**

1. Consider adding rafter tails underneath the second-floor cantilever at the rear.
2. Consider reducing the top of headers down from 10 feet to nine or eight feet to align lower sills and widen the picture window for better proportionality on the building's street front façade.

**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:

- The property will remain accessible from Bara Road. The home's main entrance is and will remain oriented towards the street, facing Bara Road.
- The new second story will be setback a minimum 15 feet from the street front property line. The new second floor will occupy most of the existing ground floor building footprint except for the area above the garage. The new second floor will provide appropriate setbacks, and the existing 1'-7" interior setback will remain on the ground level adjacent to the garage per the approved Variance. Overall, the proposed setbacks are appropriate to the site and the neighborhood.
- The house addition appropriately follows the site's sloping topography. The lot slopes up from the street at the rear, however, the existing residential building footprint is situated on the graded flat portion of the lot.
- The existing attached two-car garage will remain in its present location and accessible from the existing driveway on the west side of the property facing Bara Road.
- The existing walls and entry walkway leading to the front entry will remain. New retaining walls are proposed at the rear of the house associated with the expansion of the outdoor deck at the rear of the house. The new retaining walls at the rear will be constructed with split face, which is appropriate to the site.
- Existing landscaping will remain largely unchanged. However, there is an indigenous tree located at the rear of the property, which the arborist of record recommends being removed.

**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:

- The mass and scale of the second story addition is compatible with adjoining and nearby properties in the neighborhood. The mass and scale of the house appropriately relates to the surrounding context. This was accomplished by placing the new two-story addition away from the street, recessing it from the ground level as much as possible. To further articulate the north side of the home and reduce its bulky appearance, the Board conditioned to extend/wrap the roof of the first floor to the northeast (left) side of the building.
- The new second floor addition is primarily over the entire ground level, except for the flat-roofed area above the garage. Overall, the proposed two-story relates to other homes in the neighborhood.
- The building facades are appropriately articulated through setbacks at the street front and sides of the building, stepping back the second floor from the ground level, breaks in plane, use of fenestration, and

architectural details. In an effort to further reduce the building's mass, as conditioned by the Board, restudy the overall roof design by simplifying its design, proposing a single-hipped roof. Considerations are included by the Board to add rafter tails underneath the second floor cantilever at the rear and reduce the top of headers down from 10 feet to nine or eight feet to align lower sills and widen the picture window for better proportionality on the building's street front façade.

### **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:

- The remodel will give the house a contemporary Spanish style appearance that is appropriate to the neighborhood, featuring a variety of traditional styles.
- The proposed earth-toned wall color, stucco finish and brown accent color for windows and other details are appropriate for the house. Overall, the proposed color palette shown on the elevation drawings integrates well with the hillside and other buildings in the neighborhood, which are painted with neutral warm colors. As conditioned by the Board, revise the material board palette to accurately correspond to and reflect colors, materials, stucco finish, windows (color, operation, installation), etc., as shown on the elevation drawings.
- The project proposes aluminum nail-in frame windows recessed in the opening with wood sill and frame. Their operation includes casement and fixed arch with exterior muntins/grids. The windows are appropriate to the style of the house in terms of their material and overall appearance, as conditioned by the Board, restudy the exterior mutton (grid) pattern to be more proportional. Or propose clear glass windows (no grids).
- The new front entry porch is well integrated, tucked underneath the sloped roof. However, for better design integration, the Board conditioned to restudy the angled appearance of the front covered entry, slightly pushing out the entry without conflicting with street front setback regulations per the Zoning Code.
- The design of the second story addition appropriately integrates with the existing house and features many of the architectural details consistent with the Spanish style, including stucco walls, Spanish clay tile roof, exposed woodwork, recessed windows, eave details including exposed rafters, etc., all of which are complementary to the chosen style and the neighborhood. As conditioned by the Board, eliminate the light fixtures on either side of the front picture window; propose recessed lights underneath the eave that shown down or ground lights that shown up towards the house. Limit light fixtures to main entry and patio doors and show this information on the elevation drawings.

DRB Staff Member Milca Toledo, Senior 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.