



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 28, 2023 **DRB Case No.** PDR-001303-2023

Address 1661 Capistrano Avenue

Applicant Ani Mnatsakanian

Project Summary:

The applicant is proposing to add 616 square-feet (SF) to an existing one-story, 2,067 SF single-family house (originally built in 1921) and enlarge the existing detached two-car garage on a 13,440 SF lot zoned R1 (FAR District I). The proposal involves an architectural style change and demolition of more than 50% of the existing wall and roof area, classifying the project as a new single-family dwelling.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian			X			
Lockareff					X	
Simonian		X	X			
Tchaghayan					X	
Welch	X		X			
Totals			3	0		
DRB Decision	Approve with conditions and considerations.					

Conditions:

1. At the garage, the new window shall be the same material as the primary residence and the operation shall be revised to either fixed or single-hung to match the primary residence.
2. The windows schedule and vertical and horizontal window section details shall be revised to show the external grids.

3. That the width of the walkways be reduced to not exceed four feet and that the driveway and paving materials be a decorative material that is consistent with the design, with consideration given for a permeable paving material.
4. The applicant shall submit an exterior lighting proposal with fixtures that are consistent with the style of the development for review by staff prior to plan check submittal.

Considerations:

1. That the limestone wainscoting be revised to a coral stone.
2. That the corbels be redesigned to reflect a more authentic (true) corbel design, and not as a decorative add-on feature.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- Overall, the site planning remains relatively unchanged with the building footprint centrally sited on the lot similar to the existing conditions, but with an expanded footprint at the street-frontages and the rear.
- There is no predominant setback pattern along either of the two streets. The setback along the Capistrano frontage will be maintained at 23'-4" because the proposed addition does not extend beyond the existing building line. Along the Cañada frontage, the addition will bring the house closer to the street by approximately 8'-3".
- The existing landscaping on-site is proposed to remain, including the Magnolia and Palm trees in the front yard.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate to the site and its surroundings for the following reasons:

- Overall, the mass and scale of the one-story project is appropriate to the design concept and the context of the surrounding neighborhood which features a mix of architectural styles.
- The surrounding neighborhood features primarily one-story homes, with a few two-story homes in the immediate area, including the property directly to the west of the project site. The applicant's proposal to build a one-story house will be consistent with the neighborhood and the existing conditions on-site.
- While the house will remain one-story, and with the gradual slope up from the street taken into consideration, the overall height will increase from approximately

three feet. The new house will have an overall height that ranges from approximately 16'-10" to 20'-11".

- Currently, the overall height of the house ranges from approximately 13'-10" to 17'-3" and features gable-roof forms with two roof pitches, 3:12 and 8:12.
- The project's massing is broken up using stepped building forms, varied roof heights, and changes in façade planes.
- The new house and detached two-car garage will feature a hipped-roof design that is compatible with the design concept for the new residence, and the use of a 4:12 roof pitch is consistent throughout.
- A new attached covered patio is proposed along the Capistrano frontage and the roof has been integrated appropriately into the overall design of the house.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed architectural concept of the house.
- The entryway has been integrated with the proposed design and features a covered, recessed, double-door entry that is setback from the street and at a corner angle.
- The new windows will be dark bronze aluminum clad wood and are an appropriate combination of fixed and single-hung windows. Along the north elevation, there are five slider windows proposed, however they have limited visibility based on their location. The details indicate that the windows will be nail-in and recessed in the opening with a precast stucco sill and frame.
- The proposed materials for the house also include a brown flat tile roof, limestone veneer wainscoting, and wood corbels.

DRB Staff Member Vista Ezzati, 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 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.