



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** March 14, 2024      **DRB Case No.** PDR-002556-2023

**Address** 1540 VIRGINIA AVENUE

**Applicant** Roman Sarkisyan

### Project Summary:

To add a new 669 square-foot second-story addition at the side and 77 square-foot one-story addition at the rear of the existing 2,812 square-foot two-story single-family residence (built in 1931-1940) with an existing detached two-car garage on a 13,440 square-foot lot, located in the R1- I (Low Density Residential - Floor Area Ratio District I) Zone. The project also includes demolition of 215 square-foot floor area at the side and rear of the house, interior remodel, façade remodel, window/door changeout, and a new 324 square-foot rear balcony. The project will remove an approximately 45 percent of the existing roofs and exterior walls.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian	X		X			
Simonian					X	
Tchaghayan					X	
Welch		X	X			
Totals			<b>3</b>	<b>0</b>	<b>2</b>	
<b>DRB Decision</b>		Approved with conditions and considerations				

### Conditions

1. Remove the proposed stone veneer (front façade).
2. Revise the window design at the second-floor addition (front façade) to be consistent with the design and operation of other windows throughout the house, in terms of the vertical configuration and operation.
3. Remove the two exterior light fixtures adjacent to the dining room window located at the northwest side of the front façade.

4. Update the plans to include the appropriate location and design of the new gutters and downspouts.

## Considerations

1. Slightly reduce the scale of the arch top window (first floor) and the French door (second floor), located on the northwest side of the front façade or square off the front entry door.

## Determination of Compatibility: Site Planning

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

- The project does not alter the site planning significantly since the one-story rear addition is only 77 square feet to enlarge the existing family room and a bedroom at the rear of the house. The one-story additions follow the existing building lines and interior setbacks.
- A new open courtyard with the 3-foot-tall stucco walls will be added to the southwest side of the front façade with access to the existing living room. This will reduce the existing 50-foot street front setback to 44'-7", which is consistent with the prevailing setbacks on the street.
- The project does not significantly change the existing landscaping. The existing walkway on the front yard will be removed and a new walkway, along the existing driveway will be constructed.
- There are no proposed changes to existing boundary walls.

The project's **massing and scale** are appropriate to the site and its surroundings for the following reasons:

- The proposed additions including the 669 square-foot second-story addition (new master bedroom suite) and change of the existing roof forms at the second floor are appropriately proportioned and are integrated well into the existing design and relate to the neighborhood context consists of primarily two-story homes.
- The overall height of the house will be increased slightly by two (2) inches and will be 21'-5" versus the existing height of 21'-3". The overall height limit in this zone is 28'-0" for houses with pitched roofs of a minimum 3-feet in 12- feet.
- The proposed roof is a combination of gabled and hipped roofs which reinforce the proposed design concept and are appropriate to the neighborhood context.

## 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 proposed materials, colors, and design and detailing including smooth stucco finish (white), stone veneer cladding, boron 2-piece tile roofing material, and new balcony railings are consistent and reinforce the proposed contemporary Spanish style design concept, which is appropriate to the neighborhood context. For better architectural consistency in design and detailing, a condition of approval is added to remove the proposed stone veneer (front façade); and a condition of approval is added to remove the two exterior light fixtures adjacent to the dining room window, located at the northwest side of the front façade.
- The location of the existing front entry/porch remains unchanged.
- The new windows (black-color fiberglass windows) will be recessed within walls with exterior sills and with a combination of picture (fixed), casement, and hung windows. The new windows appear to be appropriate to the proposed remodel; however, a condition of approval is added to revise the design of the bedroom window at the second floor (front facade) to be consistent with the design and operation of other windows throughout the house in terms of the vertical configuration and operation; and a consideration is added to slightly reduce the scale of the arch top window (first floor) and the French door (second floor), located on the northwest side of the front façade or square off the front entry door.
- The proposed second-story addition (master bedroom suite) along with the new 324 square-foot balcony at the rear, will not create privacy conflict with the surrounding neighbors. A 6-foot-high privacy wall is proposed at the south side of the new balcony to create a view buffer from the balcony to neighboring property to the south. The existing tall landscaping along the southerly property line also helps to block views.
- The proposed plans do not show the location of gutters and downspouts. A condition of approval is added to update the plans to include the appropriate location and design of the new gutters and downspouts.

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.