



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 13, 2024

DRB Case No. PDR-002977-2024

Address 1369 Thompson Ave.

Applicant Souren Grigoryan

Project Summary:

To add a new 908 square-foot (SF) second story and add 330 SF to the first floor of an existing 1-story, 997 SF single-family residence (originally built in 1922) with an existing detached, two-car garage and Accessory Dwelling Unit (ADU) on a 7,849 SF lot zoned R1 (Floor Area District I).

Design Review:

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

Conditions:

1. That the new curb wall shall feature the same stone veneer material as the house and the applicant shall submit elevation details for staff review and approval.
2. Revise the plans to identify the materials for the new landscape areas adjacent to the alley, with consideration given to vertical landscaping (e.g., shrubs, hedges, etc.). All new landscaping shall be drought tolerant.

3. That the applicant shall work with staff to change the roof forms in order to reduce the apparent massiveness of the roof areas and height at the second-floor addition. This may include modifying the roof forms to a hipped roof form, rotating the roof plan, and/or reducing the overall pitch of the addition.
4. At the second-floor easterly elevation that directly faces the alley, reduce the size of the new windows, and consider raising them, to minimize potential privacy impacts.
5. At the westerly elevation, the staircase window shall be relocated so that it is centrally located on the building wall and feature a more vertical window design.
6. Vertical and horizontal window section details for each window type that illustrate the recess, sill and frame shall be submitted for staff review and approval.
7. That the stone veneer siding at the south-west portion of the front façade shall wrap the building form and terminate appropriately.
8. At the easterly elevation that directly faces the alley, the stone veneer wainscoting shall continue for the entire length of the elevation and terminate appropriately.
9. Material information for the permeable paver walkway shall be submitted for staff review and approval.
10. Revise the plans to identify the locations of the trash storage area and mechanical equipment.

Considerations:

1. That a landscape plan for the entire site be submitted that takes into account the necessary site disturbance for construction. All new landscaping shall be drought tolerant.
2. That windows be installed in the kitchen area along the easterly elevation that is abutting the alley.

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 sited on the lot similar to the existing conditions, but with an expanded footprint along the westerly portion of the site and at the rear.

- There is no predominant setback pattern along the street. The setback along the Thompson Avenue frontage will be maintained at 29'-2" because the proposed addition does not extend beyond the existing building line.
- The existing garage, boundary walls and gates are proposed to remain. A new decorative 18-inch-tall curb is proposed in the front setback area, parallel to the alley. There are no additional details provided regarding the decorative material. A condition of approval requires that an elevation detail be provided for staff review and approval and that the stone veneer proposed for the house be used.
- The plans indicate that the majority of the existing landscaping will remain, with new landscaping proposed abutting the alley to the east. However, no information regarding the plant material is proposed. A condition of approval requires that landscaping planting details be provided for staff review and approval that includes drought tolerant plant materials, with consideration to taller landscaping (shrubs, hedges, etc.) to create a buffer along the alley.
- Maintaining the existing landscaping is not likely based on the scope of work and necessary site disturbance. A consideration is included with the approval for the applicant to submit a complete landscape plan for staff review and approval that takes the necessary site disturbance into account.

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, height, proportions and architectural concept of the two-story house will be appropriate to the context of the surrounding neighborhood, as conditioned.
- The surrounding neighborhood features primarily one-story homes, with a couple two-story homes in the immediate area, including one across the street.
- The new second floor is appropriately setback from the first floor along the Thompson Avenue frontage and the side elevations feature two-story volumes.
- The house features a gable roof design with 6:12 and 12:12 slopes to match the existing residence. The roof forms, combined with the steep roof pitches and height of the building contribute to the design appearing massive. A condition of approval requires the applicant to work with staff to change the roof forms to reduce the apparent massiveness of the second-floor addition and minimized visual impacts.

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 remains relatively unchanged and is appropriately integrated with the design of the house.
- The new windows will be aluminum clad, nail-in, and an appropriate combination of single-hung, casement, and fixed windows. There are also two new skylights proposed at the new second-floor roof facing Thompson Avenue. The windows at the east elevation of the new second floor will be for bedrooms. A condition of approval will require that these windows be reduced in size and/or raised on the building wall to minimize potential privacy concerns with the adjacent neighbors. The placement and size of the staircase window on the west elevation is not consistent with the rest of the design. A condition of approval will require this window to feature a more vertical design and be relocated so that it is centrally located on the building wall.
- While the drawings suggest that the windows will be recessed in the openings with a sill and stucco frame, no other information is provided. A condition of approval requires vertical and horizontal window section details be provided to illustrate this.
- At the first floor of the easterly elevation that abuts the alley, there are no windows along the rear portion where the kitchen will be. This results in a long, blank, wall. The applicant may want to consider introducing windows along this portion of the easterly elevation.
- The proposed materials for the house include smooth finish stucco, composition shingle roofing and a vertical metal railing for the balconies.
- The design also features a stone veneer wainscoting that wraps the corners and terminates appropriately. Additionally, along the Thompson Avenue frontage, the façade at the southwest portion of the site (new office area) features the stone veneer on the entire wall. Conditions of approval for the project will require the stone veneer siding to wrap the building walls of the new office area and continue the stone veneer wainscoting along the length of the building wall at the east elevation.
- A new walkway is proposed that is perpendicular to the sidewalk, but the exact design is not clear on the plans. A condition of approval requires the applicant to submit material information for staff review and approval.

- The new light fixtures are appropriately located on the façades to avoid over-lighting and spillover. Downspouts are appropriately located, and the utilities are screened from view.
- The plans do not identify the location of existing or proposed trash storage or mechanical equipment. A condition of approval will require the plans to be revised to address these items.

DRB Staff Member Vista Ezzati, Principal 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.