



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** October 10, 2024      **DRB Case No.** PDR-003310-2024

**Address** 1342 Elm Avenue

**Applicant** Hamlet Zohrabians

### Project Summary:

To demolish an existing one-story, 1,106 square-foot, single-family residence (built in 1925) and construct a new 2,298 square-foot, two-story, single-family residence with a new detached, two-car garage and a detached 798 square-foot, one-story accessory dwelling unit (ADU) and a swimming pool on an approximately 7,787 square-foot lot, located in the R1-I (Low Density Residential, FAR District I) zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian	X		X			
Simonian			X			
Tchaghayan		X	X			
Welch			X			
Totals			<b>5</b>	<b>0</b>		
<b>DRB Decision</b>		Approved with conditions				

### Conditions

1. Update plans to indicate the location of the recessed LED lights to avoid spillover and over-lit facades.
2. Update plans to show the appropriate location of the pool equipment and air-conditioning unit to be screened and located out of public view.
3. Update plans to show the appropriate location of downspouts, consistent with the design.

4. Update the elevation drawings to show the window sills.
5. Revise the proposed site plan and landscape plan to remove the side walkway fronting Elm Avenue and to replace it with landscape.

### **Determination of Compatibility: Site Planning**

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

- The proposed site planning is appropriate to the site and its surroundings and follows the prevailing setbacks on the street.
- The proposed house is sited six feet from the side and rear property lines, meeting the zoning code requirements.
- The proposed detached garage will have access from the rear alley. The existing driveway and curb cut on the street frontage will be closed. The location of the proposed detached two-car garage meets the predominant pattern in the neighborhood.
- The existing street tree (*Ulmus parvifolia*, Chinese elm) will remain and it does not appear that it would be encroached upon or damaged during construction.
- Decorative concrete pavers are proposed for the driveway finish, appropriate to the design concept.
- New drought-tolerant plants and trees complement the overall design. A condition of approval is added requiring the site plan and landscape plan to be revised for the removal of the side walkway, fronting Elm Avenue and to be replaced with landscaping.
- New stucco finished perimeter walls with appropriate street front setbacks of 27'-2" (north side) and 29'-6" (south side) are proposed along the sides and rear property lines.

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

- The overall massing of the proposed two-story house is appropriately broken up by the second-floor setbacks at the front and side elevations. This helps the proposed house to blend better within the existing context, scale, and proportions of the immediate neighborhood's (within 300 lineal feet of the subject property) one-story houses, designed in various architectural styles.
- The proposed contemporary design concept governs the proposed mass and scale appropriately.
- The overall height of the proposed two-story house is 27'-7", which meets the height limit in this zone for houses with pitched roofs of a minimum 3 feet in 12 feet. The proposed roof consists of pitched roofs with 4 feet in 12 feet roof pitch, appropriate to the design concept.

### **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 exterior architectural details, colors, and distribution of materials including smooth stucco finish, stone veneer, concrete tiles for roofing material, roof fascia, eave details, metal primary door, garage door, metal side gates, and metal railings are consistent and reinforce the proposed contemporary design concept which is appropriate to the neighborhood context of various architectural styles.
- The front entry porch is well integrated into the overall design.
- The new bronze-color fiberglass windows are recessed within the exterior walls with sills and represent the proposed architectural style with an appropriate combination of casement, hung, and fixed windows. A condition of approval is added requiring to update the elevation drawings to show the window sills as proposed in the vertical window section drawing on sheet A-6.2.
- The proposed house will not create privacy conflicts with adjacent neighbors. There are no public rooms on the second floor and the rear 70 square-foot bedroom balcony does not have direct views to the neighboring outdoor spaces due to significant distances and landscape buffers.
- The proposed decorative concrete paving for the front walkways and driveway finish is compatible with the architectural style of the new house. A condition of approval is added to remove the side walkway, fronting Elm Avenue and to replace the paving with landscape.
- The design includes exterior light fixtures only for the rear façade of the house and garage, and the location and design of the light fixtures are appropriate to the overall architectural style of the house. According to the architect's statement, a minimum number of shielded exterior LED lights will be located under roof canopies as needed. A condition of approval is added requiring to update the plans to indicate the location of the recessed LED lights to avoid spillover and over-lit facades.
- The trash bins will be located out of public view and a condition of approval is added requiring to update the plans to show the appropriate location of the pool equipment and air-conditioning unit to be screened and located out of public view.
- The proposed plans currently do not show the location of downspouts. A condition of approval is added requiring to update the plans to show the appropriate location of downspouts, consistent with the design.
- The design of the detached garage is consistent with the primary structure.

DRB Staff Member Aileen Babakhani, 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.