Project Summary

The applicant is proposing to add 670.5 SF to the front of an existing 1,362 SF, one-story, single family house on a 13,357 SF lot zoned R1 (District I). The addition will match the existing house in terms of architectural style and materials.

The proposed work includes:

- Adding 670.5 SF at the front to provide a new master bedroom and work area
- Façade remodel – new wood siding and stucco sand finish

Existing Property/Background

The project site is a 13,357 SF interior lot with 80’ frontage on Western Avenue. The site is developed with a 1,362 SF one-story, traditional style, single-family home with a detached 2-car garage, constructed in 1923. The existing lot is relatively flat and has a rectangular shape similar to other properties in the neighborhood.

Staff Recommendation

- ☑ Approve
- ☑ Approve with Conditions
- ☐ Return for Redesign
- ☐ Deny

Last Date Reviewed / Decision

☑ First time submittal for final review.
- ☐ Other:

Zone: R1   FAR District: I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

- ☑ None
- ☐ Other:

CEQA Status:

- ☑ The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines.
- ☐ The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines.
- ☐ Other:

Site Slope and Grading

- ☑ None proposed
- ☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:

☐ 50% or greater current average slope:

Comparison of Neighborhood Survey:

<table>
<thead>
<tr>
<th></th>
<th>Average of Properties within 300 linear feet of subject property</th>
<th>Range of Properties within 300 linear feet of subject property</th>
<th>Subject Property Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>8,130 SF</td>
<td>5,014 - 13,068 SF</td>
<td>13,068 SF</td>
</tr>
<tr>
<td>Setback</td>
<td>26'</td>
<td>10 - 35'</td>
<td>37'</td>
</tr>
<tr>
<td>House size</td>
<td>1,598 SF</td>
<td>972 - 2,522 SF</td>
<td>2,036 SF</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.19</td>
<td>0.14 - 0.31</td>
<td>0.16</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1</td>
<td>1 - 2</td>
<td>1</td>
</tr>
</tbody>
</table>

DESIGN ANALYSIS

Site Planning
Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location
☒ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
☐ Setbacks of buildings on site
☐ Prevailing setbacks on the street
☐ Building and decks follow topography
☐ Equipment location and screening

Garage Location and Driveway
☐ yes  ☒ n/a  ☐ no

If “no” select from below and explain:
☐ Predominant pattern on block
☐ Compatible with primary structure
☐ Permeable paving material
☐ Decorative paving

Landscape Design
☐ yes  ☒ n/a  ☐ no

If “no” select from below and explain:
☐ Complementary to building design
☐ Maintains existing trees when possible
☐ Maximizes permeable surfaces
☒ Appropriately sized and located

Landscape plan is not clearly shown on plans. A condition of approval is recommended requiring the applicant to provide a planting plan using a drought tolerant plant selection and to replace any damaged landscape as a result of construction activity.

Walls and Fences
☒ yes  ☐ n/a  ☐ no

If “no” select from below and explain:
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:

- A new 15'-2" feet wide, master suite addition on the south side of the house includes a master bedroom, bathroom, closets and work area. It will project 10-feet from the existing street-facing façade and be setback 9'-10" from the property line. The addition complies with front setback requirements and conforms to the predominant setback on this side of the street.
- The addition will maintain a 9'-10" side yard setback where 4 feet is required.
- A new raised planter is proposed at the front of the building. A condition of approval is to provide a planting plan using a drought tolerant plant selection and also replacement of any damaged landscape as a result of construction activity.
- Fences / gates are located appropriately behind the face of the front façade.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

**Building Relates to its Surrounding Context**
- Yes
- N/A
- No

If “no” select from below and explain:
- Appropriate proportions and transitions
- Relates to predominant pattern
- Impact of larger building minimized

**Building Relates to Existing Topography**
- Yes
- N/A
- No

If “no” select from below and explain:
- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

**Consistent Architectural Concept**
- Yes
- N/A
- No

If “no” select from below and explain:
- Concept governs massing and height

**Scale and Proportion**
- Yes
- N/A
- No

If “no” select from below and explain:
- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality
Roof Forms
☒ yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Roof reinforces design concept
☐ Configuration appropriate to context

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 additional width of the front façade is made compatible with the neighborhood context by the break-up of the building into three smaller bays and the use of horizontal wood siding at the central element to add textural quality and detail. A new planter extending across the front of the house, also with wood siding, serves as a unifying element for the front façade.
- The new addition maintains a flat roof design and has an overall height of 10’-5” which is consistent with the existing building’s design and reinforces the overall architectural style.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☒ yes ☐ n/a ☐ no

Entryway
☐ yes ☒ n/a ☐ no

If “no” select from below and explain:
☐ Well integrated into design
☐ Avoids sense of monumentality
☐ Design provides appropriate focal point
☐ Doors appropriate to design

Windows
☐ yes ☒ n/a ☐ no

If “no” select from below and explain:
☐ Appropriate to overall design
☐ Placement appropriate to style
☒ Recessed in wall, when appropriate
☐ Articulation appropriate to style

Proposed windows are not clearly depicted on plans. A condition of approval is recommended requiring a photograph of the existing window condition and a vertical window section that shows the window recessed and with sills for review and approval by staff.

Privacy
☒ yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Consideration of views from “public” rooms and balconies/decks
Avoid windows facing adjacent windows

Finish Materials and Color
☒ yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality, especially facing the street
☐ Respect articulation and façade hierarchy
☐ Wrap corners and terminate appropriately
☐ Natural colors used in hillside areas

Paving Materials
☒ yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Decorative material at entries/driveways
☐ Permeable paving when possible
☐ Material and color related to design

Equipment, Trash, and Drainage
☒ yes ☐ n/a ☐ no

If “no” select from below and explain:
☐ Equipment screened and well located
☐ Trash storage out of public view
☐ Downspouts appropriately located
☐ Vents, utility connections integrated with design, avoid primary facades
☐ Downspouts appropriately located

Ancillary Structures
☐ yes ☒ n/a ☐ no

If “no” select from below and explain:
☐ Design consistent with primary structure
☐ Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

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

- The proposed addition will be consistent with the existing style of the house and is well integrated into the overall building design through the use of horizontal wood siding, selective use of wood trim and an expansive planter also with wood siding.
- The existing sliding aluminum windows, commonly installed in buildings built in the 1960s and after, will remain. All new windows on the addition and front facade will be fiberglass, a combination of sliding and fixed, and nail-in construction, which is appropriate to the style and period of the house. A condition of approval that a photograph of the existing windows and a vertical window section that shows the windows recessed and with sills is provided for review and approval by staff.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends approval of the project with conditions, as follows:
Conditions

1. Provide a planting plan using a drought tolerant plant selection and also replacement of any damaged landscape as a result of construction activity.
2. Provide a photograph of the existing window condition and a vertical window section that shows the window recessed and with sills for review and approval by staff.

Attachments

1. Location Map
2. Photos of Existing Property
3. Reduced Plans
SECTION A-A

NOTE:
- Weep screens at exterior stucco walls shall comply with the following:
  - Weep screens shall be 22 gauge wire, corrosion resistant or plastic, and shall be continuous from the finish line to the top of the stucco.
  - The weather resistant barrier shall lay the attachment flange. The exterior finish shall be applied and terminated at the attachment flange.
  - Weep screens shall be provided at or below the foundation plate line on exterior stucco walls.
  - Weep screens shall be placed a min. of 4" above finish grade or 2" above framed areas.

- The gap between the base of the weep screen and the foundation shall be sealed with an approved material. Alternatively, the base of the weep screen shall return to the foundation.
- Exterior stucco shall be 1/2" thick over 2 layers of Grade D paper or equivalent underlayment.

SECTION B-B
NOTE:

ALL NEW WINDOWS AND DOORS TO BE ESPRESSO IN COLOR

ALL NEW WINDOWS SHALL BE MILGARD TUSCANY 8130T. NAIL FIN TO MATCH EXISTING

ALL NEW DOORS TO BE ABS FIBERGLASS SINGLE LITE

ALL EXTERIOR STUCCO SHALL BE SAND FINISH TO MATCH EXISTING. NEW COLOR SHALL BE LAHABRA BAY RIDGE 81543