

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 24, 2016

DRB Case No. PDR 1524214

Address 1630 Capistrano Avenue

Applicant Patrick Zohrabians

PROPOSAL: To construct a two-story addition with an attached garage to the existing single-story house. The existing 1,934 sq.ft. house will have a total floor area of 2,775 sq.ft. with the proposed addition. The existing detached garage will be demolished.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		x	x			
Benlian	x		x			
Malekian			x			
Simonian			x			
Mardian					x	
Totals			4	0	1	0
DRB Decision		Approved with conditions				

Conditions:

1. Extend the west portion of the front façade closer towards the street to the greatest degree permitted by Public Works – Forestry Division. Whether or not this is possible, create an entry court surrounded by a low wall constructed to meet Public Works – Urban Forestry’s requirements.
2. The landscape and irrigation plans shall be subject to review and approval by the Public Works – Forestry Division to ensure the oak tree located in the parkway is protected.
3. Decomposed granite or other paving material that do not leach into the ground may be used under the oak tree canopy, subject to approval by the Public Works – Forestry Division.
4. A decorative paving material shall be used for the walkway from the sidewalk to the house, subject to approval by the Public Works – Forestry Division.
5. The Public Works – Forestry Division shall be consulted to protect the oak tree during construction.
6. A front porch may be added to the front entry of the house, subject to approval by the Public Works – Forestry Division.
7. Revise the garage door design to better reflect the style of the house.
8. The light at the balcony on the second story front façade shall be relocated to a more appropriate location.
9. New perimeter walls shall have a decorative finish on the neighbor’s sides.

10. Introduce a decorative treatment to front walkway and driveway in keeping with the design of the house.

Considerations:

1. The second floor bathrooms at the west facade shall have obscure glass
2. For the maintenance of the flat roofed area of the house, an access hatch may be appropriate on the adjacent wall.

Analysis

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

- The building location and front setback are consistent with the pattern of the neighboring properties.
- Perimeter walls are proposed to have a plaster finish. For new walls, both sides of the walls should have a decorative treatment and a condition to provide a decorative finish on the neighbor's side of the walls is recommended.

Mass and Scale: The proposed mass and scale are not appropriate to the site and its surroundings for the following reasons:

- The upper level of the building is stepped back from the lower level and away from the street.
- The building volumes are articulated to reflect the interior room layout resulting in a well-proportioned and less monumental appearance.
- The side facades at the second floor, especially at the west, are set back from the first floor walls and are well articulated and reduce the sense of mass.
- The use of low-pitched roofs with varying heights diminishes from the appearance of overall height
- The proposed hipped and mansard roof form is consistent with the proposed Spanish style and with the roof forms of the neighboring properties.

Building Design and Detailing: The proposed building design and detailing are not appropriate to the site and its surroundings for the following reasons:

- Architectural design elements and details are used consistently around the building.
- The entry is integrated and recessed into the building volume.
- The window and door style is consistent with the architecture of the building.
- The location of window and door openings within wall sections is consistent throughout the building.
- The use of various exterior finish materials reinforces the building design through the use of smooth plaster, precast window sills and cornices, clay roof tile, fiberglass-clad wood windows, wood corbels and rafter tails, and wrought iron railing.
- Decorative interlocking pavers will be used with a tan color to complement the earth-tone color scheme specified for the building.
- Mechanical equipment and trash containers are indicated to be located within a recessed area on the side of the building.

The Design Review Board approves the design of projects 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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Chris Baghdikian