



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>April 11, 2019</u>	DRB Case No.	<u>PDR1901418</u>
		Address	<u>1220 Alameda Avenue</u>
		Applicant	<u>Hamlet Sadekyan</u>

Project Summary:

The applicant is proposing to construct a new one-story 2,085 SF dwelling unit in front of the existing 738 SF one-story single family house (built in 1924) at the rear of the property and to convert the existing residence to a 593 SF accessory dwelling unit on an 8,971 square-foot lot, zoned R1 (Residential) Zone, FAR District I.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan			X			
Malekian			X			
Simonian		X	X			
Totals			5	0		
DRB Decision		Approved with Conditions				

Conditions:

1. Redesign the front bay window to incorporate hung windows at the two side openings to better coordinate with the other windows on the front façade.
2. Revise the design of the ADU to better reflect the appearance of the front house.
3. Ensure that the proposed vinyl sliding door unit at the rear portion of the east façade is buildable. If not, eliminate the transom and/or substitute a fiberglass or aluminum door.
4. Revise the drawings to show the construction of a new garage as shown in the rendering.
5. Set the new 6-foot high CMU wall and gates to be in line or behind the face of adjacent properties' structures.
6. Provide details of the wrought iron gate.
7. Provide a sample of the avent pavers and add decorative banding to avoid the "alley-like" appearance.
8. Eliminate roof vents from the street facing portions of the roof.

Analysis:

Site Planning:

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new house construction is located in front of the proposed accessory dwelling unit conversion and will have a 25-foot street front setback in keeping with the neighborhood range of 22 to 42 feet. The location is compatible with the adjacent homes that have 29- and 30-foot street front setbacks.
- The existing house, with the reduction of 145 SF of floor area, will be converted to an ADU and the existing detached two-car garage will remain at the rear of the property with access from a new driveway on the west side of the property, which is consistent the neighborhood pattern.
- New drought tolerant landscaping complementary to the building design will be provided.
- New 6-foot high CMU walls along the interior property lines will be in line or behind the face of adjacent properties' structures.
- The new wrought iron front gate details, materials, and location will meet staff's approval.

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 single-story house and ADU are appropriately proportioned and their mass and scale maintain the low-lying neighborhood character and should pose no negative impact to adjacent properties.
- The 4:12 roof pitch and hip roof design of the new house are appropriate for its character and style. The converted ADU will maintain the existing 8:12 roof pitch. Although the two structures do not share the same roof pitch, the rear unit is not visible from the street and should have no negative impact on adjacent properties.

Design and Detailing:

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The bronze vinyl windows with grey stucco frames, dark grey asphalt shingle roof, the Coronado tile, and stucco finish will provide a consistent modern-style residence and is in keeping with the neighborhood character.
- The neighborhood is comprised of a variety of building styles. The new house is well designed and fits the neighborhood context.
- The colors and materials of the proposed accessory dwelling unit will be consistent with the primary structure.

DRB Staff Member Kathy Duarte

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.