



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** November 14, 2019      **DRB Case No.** PDR 1915540  
**Address** 1213 Elm Avenue  
**Applicant** Alen Malekian

**PROPOSAL:** To demolish the existing one-story, 904 square-foot, single-family residence and the detached one-car garage (constructed in 1925), and to construct a new 1,988 square-foot, two-story single family residence and a new detached two-car garage on a 6,628 square-foot lot located in the R1-I (Low Density Residential-Floor Area Ratio District I) Zone.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian			X			
Boyajyan			X			
Simonian	X		X			
Welch			X			
<b>Totals</b>			<b>5</b>	<b>0</b>	<b>0</b>	
<b>DRB Decision</b>		Approve with Conditions				

**Conditions:**

1. Redesign the south return of the glass railing of the front balcony to match the configuration and appearance of the north return.

**ANALYSIS:**

**Site Planning:** The site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The site planning is consistent with the site planning of the neighboring properties and does not significantly alter the existing site planning.
- The new street front setback of 25'-0" is greater than the existing street front setback of 19 feet and is in keeping with the prevailing street front setback along Elm Avenue.
- The new residence will have a setback of 4'-9 5/8" from the north and south property lines at the first floor, which is less than the minimum required 6'-0" interior setback for new residences in this zone (the interior setback reduction was granted by Administrative Exception Permit No. PAE1829420). The reduced interior

setbacks will not significantly alter the existing site planning and are compatible with surrounding development.

- The existing detached one-car garage at the rear of the residence will be replaced with a new detached two-car garage almost in the same location. The new garage reflects the architectural style of the new two-story residence and will have a vehicular access from the public alley on the south side, which is consistent with the predominant development pattern in the neighborhood. However, the driveway length will be 18'-7", which is 1'-5" less than a 20-foot minimum driveway length as required by the zoning code. The driveway reduction was also granted by the Administrative Exception Permit No. PAE1829420.
- New drought-tolerant plants and trees complement the overall design. The project calls for a new pool and outdoor patio consistent with the new site planning and surroundings.
- The new CMU wall along the north, south, and west property lines is appropriate to the design and compatible with the surroundings.

**Mass and Scale:** The mass and scale are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The facade articulation and second floor step backs at the side and front elevation of the new house break up and reduce the mass and scale of the two-story volume and help the new house to fit into the existing neighborhood context which includes several of the two-story houses. The exterior materials and color variations also help to reduce the project's mass and scale.
- The rectangular volumes of the new two-story residence reinforce the Modern architectural style.
- The overall height of the residence will be 23'-3", which is less than the maximum allowable 25 feet in height for the flat roofed residences in this zone.
- The project's flat roof with low parapets helps reduce the scale and sense of the mass of the house.
- The design, mass, and scale of the new two-car garage are appropriate to the design and scale of the new house and feature a flat roof and an attached overhang facing the house (east side).

**Building Design and Detailing:** The design and detailing are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The architectural details and materials including smooth plaster finish, steel frame and cladding, clear glass for railings, stone veneer, primary solid wood entry door, and overall materials, textures, and colors are appropriate and reinforce the Modern architectural style.
- The recessed front entry door along with a single sidelight is well integrated into the overall design.
- The material, size, color (bronze), and placement of the aluminum windows are appropriate to the style and design of the house. The windows throughout the house will be appropriately recessed within the walls (without sill and trim) and will feature a combination of fixed, casement, and awning windows.
- The privacy screen (wall) at the north side of the recessed balcony (at the rear of the house) will appropriately block views to the adjacent neighbor to the north. The glass railing at the front balcony is appropriate to the design. However, the railing's return at the south side is placed very close to the adjacent stucco wall. This does not occur at the north side, which is otherwise almost identical in other respects. A condition of approval is added to redesign the south return to match that at north.
- The new driveway paving includes concrete slabs with grass stripes, appropriate to the design concept.
- The internal downspouts are identified on the roof plan and the trash storage area and new air-conditioning unit are appropriately located out of public view.

**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

Aileen Babakhani, Case Planner