

DESIGN REVIEW BOARD RECORD OF DECISION

REVISED

Meeting Date January 24, 2013

DRB Case No. 2-PDR 1228666

Address 3738 2nd Avenue

Applicant Calvin Lin

Design Review

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|---------------------------------|--------|-----|----|--------|---------|
| Geragos | X | | X | | | |
| Keuroghelian | | | | | X | |
| Malekian | | | X | | | |
| Sakai | | | X | | | |
| Zarifian | | X | X | | | |
| Totals | | | 4 | | | |
| DRB Decision | Approve with conditions. | | | | | |

Conditions

1. Maintain existing front door and sidelights, as well as the window opening at the left side of the front façade.
2. Simplify the garage door windows to be more rectilinear.
3. Provide a landscape plan prior to plan check for review and approval by staff.
4. Detach rear stairway from wall to avoid crossing directly in front of basement window without interfering with necessary driveway clearance.
5. Reconfigure rear window of master bedroom to accommodate the lower height of the top plate caused by the room's projection beyond the adjacent façade.

Analysis:

Site Planning: *The proposed site plan features an addition to the westerly side of the existing house, though it is set back in order to comply with the minimum 25 front setback standard. The proposal*

also includes a new detached two-car garage in the south-west corner of the rear yard and a new driveway extension leading to the garage. An existing Ash tree at the south-east corner of the lot and the two Oak trees along the westerly property line (near the addition) will be maintained. Given the existing locations of the house and trees on the small lot, the new addition appears to fit well within the overall design of the site plan and within the neighborhood.

Mass and Scale: The proposed one-story addition to the existing one-story house appears to be sufficiently set back from the street and its visual impact is anticipated to be minimal. Roof forms, rooflines and roof design match the existing house and do not create an overly massive appearance. The detached garage is only 12'-8" high and is set back in the corner of the lot, not readily visible from the street. Overall, the project massing is appropriate for the site, matches the existing house, and fits well in the neighborhood.

Design and Detailing: The proposed one-story addition matches the existing bungalow home in overall style and provides consistency throughout. Although modifications are also being proposed to the existing home, such as window change-outs and replacement of wood siding with Hardie Plank siding, the proposal is still in keeping with the original bungalow style. As conditioned, the design and detailing of the proposal is appropriate.

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

Vilia Zemaitaitis