



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 1, 2018 **DRB Case No.** PDR 1728888

Address 4206 Lowell Avenue

Applicant Peter Park

Project Summary: Construct a new two-story, 2,599 square-foot single-family residence and attached 408 square-foot two-car garage on an 8,345 square-foot lot in the R1, District II zone. The existing 456 square-foot single-family residence (built in 1952) will remain and become an accessory dwelling unit.

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian					X	
Total			3	0	2	0

DRB Decision: Approve with conditions.

Conditions:

1. Move the building as close as possible to the front setback.
2. Reduce the roof pitch from 4:12 to 3:12 to lower the height.
3. Eliminate the projection at second floor bedroom #2 to reduce building mass to adjacent neighbors.
4. Revisit the size of wood members such as wood posts at front porch and outriggers at roof overhang to improve the proportions.
5. Restudy the window placement for better balance.
6. Height above windows and garage door at the front elevation appears excessive. Restudy window and garage door heights and/or garage plate height to improve the proportions.
7. The applicant shall receive approval of an ADU prior to issuance of a building permit for the proposed residence.

Consideration:

1. Install wood siding in the gable of the garage to visually tie together the 1st and 2nd level of the residence.

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 front-loaded attached garage is typical in the surrounding neighborhood of Ranch homes.
- A proposed permeable paving pattern/material for the driveway and walkway is consistent with the design of the proposed residence.
- The site is designed in such a way as to give both the existing house (which will become an accessory dwelling unit) and the proposed residence generous amounts of outdoor living area.

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:

- Side yard setbacks are varied.
- As conditioned, certain features of the residence, including the space between the garage door and roof peak, front door and window head height will be restudied for better proportionality for the entire residence.
- The roof form is simple with a modest 3 in 12 roof pitch.

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 entry is appropriately highlighted without being overbearing and, as conditioned, posts will be made bigger so it appears they are structurally holding up the roof.
- The proposed finish materials are of high quality.

Staff Member

Roger Kiesel

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.