



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 10, 2018 **DRB Case No.** PDR 1730259
Address 3455 Downing Avenue
Applicant Mike Geragos

PROPOSAL: Exterior remodel and construction of a new 1,066 square-foot second story and new porch areas on the ground floor of the existing one-story, 1,259 square-foot single family house with an existing 380 square-foot two-car detached garage located on a 6,500 square-foot lot.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian					X	
Charchian					X	
Malekian				X		
Simonian		X	X			
Totals			2	1		
DRB Decision		Approve with conditions.				

Conditions

1. Simplify the roof plan, including lowering the ridge height at the south portion of the house to match the height of the lower ridge to the north.
2. Eliminate the small dormer at the east roof slope.
3. Simplify the design of the north façade by redesigning the windows opening onto the interior stairway.
4. Simplify the design of the front porch to avoid the disproportionate quality of the proposed design.
5. That a window schedule, similar to the City’s window handout schedule, be included with the plans.
6. That all downspouts/gutters be clearly depicted on the elevation drawings.
7. That an appropriate designated trash storage area be shown on the site plan.
8. That an appropriate designated mechanical equipment area be shown on the site plan.
9. Submit a window detail that shows the new windows recessed within the opening with a wood sill underneath.

Analysis

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

- The 30-foot front setback to the front entry porch will match the existing front setback for the house. The second floor dormer addition is approximately 33 feet from the front property line (three-foot recess from the first floor), which is appropriate because it only occupies a portion of the façade width and the remainder of the second floor is mostly covered by roof, which slopes away from the street.
- The existing interior setbacks on the ground floor will remain at three-feet, four-inches along the south side of the house and eight-feet, four-inches along the north/driveway side. The new second floor will be setback six-feet, five-inches on the south side and vary on the north/driveway side with portions of the addition aligning with the ground floor and providing a greater setback at the front northeast corner of the addition. The proposed interior setbacks for the addition provide appropriate distances from adjacent properties as required by the Zoning Code and recommended by the Design Guidelines.
- The new covered patio at the rear and the front porch are appropriately placed on the site and complement the overall site plan.
- The existing detached two-car garage will remain at the rear of property with access from the existing driveway on the north side, which is appropriate to the site and the neighborhood pattern.
- Existing driveway, walkways and landscaping will remain unchanged.
- The existing driveway gate and rear fence will remain unchanged.

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

- While the applicant has made an effort to reduce the mass of the second floor by placing the addition further back from the ground floor and incorporated windows, breaks in plane, and other forms of articulation, with the imposed conditions including simplifying the roof design and lowering its height, this will help reduce its mass and enhance its compatibility with the neighborhood.
- With the imposed conditions including reducing and simplifying the roof design and lowering its height, it will complement the low scale nature of the existing house and other homes in the neighborhood along Downing Avenue.
- With the imposed conditions, the overall mass, scale and proportions of the proposed addition will relate better with the adjacent and other homes along Downing Avenue, consistent with the recommendations in the Design Guidelines.

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

- The proposed white color siding throughout is appropriate and will complement the existing house and the neighborhood.
- Overall, the use of color, material, and shutters are appropriate to the style of the house.
- The new fiberglass windows designed with four over four glass panes with external grids, single-hung operation, block frame installation, and operation appropriately complements the style of the house and neighborhood.

- With the imposed conditions including reducing and simplifying the roof design and lowering its height, it will complement the existing house and other homes in the neighborhood along Downing Avenue.

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 Milca Toledo, Senior Planner

