



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 9, 2018 DRB Case No. PDR1817489
 Address 3535 Angelus Avenue
 Applicant Demery Matthews

PROPOSAL: The applicant is proposing to add 337 square feet to the rear, and add a new 732 square-foot 2nd story to an existing 1,352 square-foot single story house with a detached two-car garage, on a 6,575 square-foot lot, zoned R1 (Restricted) Zone, Floor Area Ratio District II.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian					X	
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions

1. Redesign front façade to include a covered porch spanning the length of the façade from the entry door to the driveway. The porch roof shall be integrated into the design of the existing lower roofs to enhance the relationship between the first and second floors.
2. Provide lighting details for staff review and approval.
3. Revise drawings to show downspouts, gutters and location of trash storage.

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 first floor addition is located behind the existing house and will have a 5-foot setback to provide appropriate distance from the adjacent neighbor.
- The existing front setback will be maintained in keeping with the neighborhood pattern.
- The existing detached two-car garage will remain at the rear of the property with access from the existing driveway on the south side of the property, which is appropriate to the site and the neighborhood pattern.
- The existing driveway, walkways, landscaping and fences 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:

- The second floor addition is placed toward the center of the house helping to reduce its impact on the adjoining neighbors at each side.
- The second floor at the front, however, hovers over the main building mass below and is somewhat overbearing. A condition was approved by the Board to extend the covered roof form to provide better integration between the first and second floors.
- With the exception of the area noted above, the form and proportion of the additions relates well with the existing house and overall building concept.
- The roof pitch and hip roof design will match the existing house and maintain the existing character of the house.

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 project incorporates design details and materials to match the existing styles of the single family dwelling, such as stucco, windows and shutters, wood fascia, and asphalt composition shingles.
- The color of the house is proposed to be changed to white, which is appropriate for the style of the house.
- The neighborhood is comprised of a variety of building styles. The proposed first and second story additions are well designed and fit the neighborhood style.

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 Kathy Duarte, Planner