



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 13, 2018 **DRB Case No.** PDR 1800217
Address 4923 Boston Avenue
Applicant Vartan Jangozian

Project Summary: To construct a one-story, 991 square-foot addition to an existing 1,430 square-foot single-story single-family residence and a 47 square-foot addition to the attached 399 square-foot garage on an 7,540 square-foot lot in the R1, District II zone. Initially, a similar project was given an exemption from design review. However, the scope of work was expanded during construction to include additional demolition of the existing house, such that it is now considered a new single-family residence.

Design Review Board

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

DRB Decision: Approve with conditions.

Conditions:

1. Design of the new character window (with external grids) shall be reviewed and approved by staff if it differs from the one indicated on the plans. All front and visible side windows shall be hung windows. Alternatively, maintain all front and visible side windows as proposed and provide a new character window at the garage that would complement the other windows. Windows shall be fiberglass with a sill and recessed in the wall.
2. The stone veneer with capstone shall terminate on the front and side elevations at a logical place. Termination points shall be reviewed and approved by staff.
3. Incorporate additional siding on the garage façade wrapping the house at the north and south side elevations and terminating at a logical point to better integrate materials or eliminate all siding.
4. Final design of permeable paving shall be reviewed and approved by staff.

Considerations:

1. An offset of 12 – 18 inches shall be incorporated into the master bedroom addition of the south elevation to reduce the appearance of mass at this location and better comply with the Single-family Design Guidelines, which encourages side yard setbacks to be varied in width.
2. Restudy the roof plan to better integrate the roof forms at the entry with the remainder of the house and at the master bedroom addition to accommodate the conditioned additional offset of the south façade wall.
3. The design of the single door front entry shall be reviewed and approved by staff.
4. Consider reducing the proposed 10-foot ceiling plate height to 9 feet to enable an overall reduction in mass of the project and use an open roof design to achieve greater ceiling height.
5. Consider eliminating the decorative paving in the front yard leading to the side yard.

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 site planning of the project does not change significantly as a result of the project and is consistent with other homes in the surrounding neighborhood.
- The front-loaded attached garage is typical in the surrounding neighborhood of Ranch homes.
- The new landscaping is drought tolerant and complementary to the Ranch style architecture of the residence.

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:

- The house will remain a one-story residence with modest additions to the front and rear of the house.
- As conditioned, the south elevation shall contain a break in plane to comply with the Single-family Design Guidelines and mitigate the mass of this façade of the residence.
- As conditioned, the roof plan shall be revised to better integrate the roof forms near the entry of the residence with the remainder of the house.

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:

- As conditioned, the entry is appropriately highlighted without being overbearing.
- As conditioned, siding and stone veneer with capstone will be added to the façade of the residence and terminated in a logical place.
- New driveway will be composed of permeable decorative paving material.

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

Roger Kiesel

Staff Member

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.