



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 8, 2018 **DRB Case No.** PDR 1719393
Address 1311 Dorothy Drive
Applicant Anet Minasian

Project Summary: To construct a new two-story, 3,168 square-foot single-family residence and an attached two-car garage on an 11,737 square-foot lot in the R1, District I zone. A swimming pool, pond and gazebo are also proposed to be constructed. The existing 1,473 square-foot, single-family residence (built in 1939) and detached garage will be demolished as a result of the project.

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	1	1	0

DRB Decision: Approve with conditions.

Conditions:

Conditions

1. Provide additional landscaping/trees in front of the garage to mask the appearance of this feature.
2. For the windows adjacent to the staircase, the window muttons as shown on the window schedule is accurate.
3. The entrance to the residence shall be revised to include a single door entry, in keeping with the style of the Spanish-style residence.

Considerations

1. Consider reducing the width of the driveway segment perpendicular to the street.

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 surrounding neighborhood includes rear and front garages and the proposed garage in the front of the lot is appropriate.

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 neighborhood contains one and two story houses and the second story of the proposed residence is setback approximately 50 feet from the street.

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 integrated into the design of the residence and modest and, as conditioned, will be a single-door design.
- The smooth stucco, aluminum clad recessed wood windows, decorative tile and two-piece roof tile are high quality materials.

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.

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.