



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 9, 2019 **DRB Case No.** PDR 1906550
Address 1507 West Kenneth Road
Applicant Varooj Boghossian

Project Summary: To construct a new two-story, 2,332 square-foot single-family residence and two-car detached garage on a 7,782 square-foot lot in the R1, District I zone. The existing one story, single-family residence, built in 1940, and detached garage will be demolished as a result of the project. The existing swimming pool will remain on the site.

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Boyajyan		X	X			
Simonian	X		X			
Total			4	0	1	0

DRB Decision: Approve with conditions.

Conditions:

1. To better integrate with the prevailing street setback, push back the living room wall an additional 6 feet to align with the front door and push back the bedroom wall to 38 feet from the property line. The entry door can then project slightly to emphasize its location.
2. The entry roof form at the front elevation shall be amended to simplify the form and make it more consistent with the Spanish design influence of the residence and provide relief to the front façade of the house.
3. Location of the staircase shall be changed or the design of the second floor shall be amended such that the staircase volume is better integrated into the design of the residence.
4. Eliminate the bottom retaining wall closest to the curb in the front yard.
5. The design of the front door shall be the same as that shown on the elevation drawings.
6. Garage height shall be reduced for better proportions.

Considerations:

1. Consider reducing the size of the balcony located off of the master bedroom.
2. Consider redesigning the street-front facing façade at the living room to refine the recessed detail for more consistency with the proposed style.

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:

- As conditioned, the residence shall be setback a minimum of 38 feet from the street-front setback.
- As conditioned, the retaining wall closest to the curb within the street-front setback will be eliminated.

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:

- As conditioned, the roof form at the front elevation will be redesigned to reduce complexity and be consistent with the design of the residence.
- As conditioned, the roof form at the staircase will be redesigned such that the volume is either integrated into the design of the residence or expressed consistent with the modern Spanish design.

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 windows are detailed appropriately, with additional recess and, as conditioned, plans shall be revised to make them consistent with the details.
- The proposed materials are consistent with Spanish style design.

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.