



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>April 25, 2019</u>	DRB Case No.	<u>PDR1901300</u>
		Address	<u>1278 Oak Circle Drive</u>
		Applicant	<u>Mike Geragos</u>

Project Summary:

The applicant is proposing to add 223 square-feet to the first floor at the rear, and add a new 564 square-foot second floor to an existing one-story, 1,622 square-foot single-family dwelling (originally constructed in 1948), located on a 7,520 square-foot corner lot in the R1 (FAR District II) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan		X	X			
Malekian					X	
Simonian**						
Totals			3		1	
DRB Decision	Approved with Conditions					

** Recused.

Conditions:

1. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated February 12, 2019.
2. The drawings shall be revised to identify the trash storage area, and mechanical equipment.

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 proposed 223 square-foot addition to the first floor slightly modifies the original building footprint in an appropriate manner with the footprint following the shape of the corner lot.
- The new second floor addition will face the southwest side of Oak Circle Drive with appropriate setbacks from the first floor along the street-facing facades, as well as along the south side of the property.
- The first floor addition is located at the rear of the property with a portion along the south side of the property extending beyond the existing building wall. The drawings indicate that this pop out is less than 2'-0" and is setback significantly from the street (20 feet from the front elevation).
- There are no alterations being proposed to the existing landscaping, walls, and fences on the project site. In addition to the Oak trees noted below, there is a Pine Tree located in the front yard that will remain.
- There are currently two Oak trees located in the public right-of-way (parkway) along Oak Circle Drive that will be maintained and the applicant's proposal will not impact these trees. The City's Urban Forestry Department has reviewed the proposal and has not cited any major concerns with the project. A condition of approval requires the applicant to adhere to all of the recommendations made by the Urban Forestry Department in their comments dated February 12, 2019.

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 new 564 square-foot second-floor is proposed at the southwest interior corner of the existing house. This new second-floor will be a third of the size of the first floor below, and such a configuration will not greatly impact the character of the neighborhood. While the majority of the homes in the neighborhood are one-story, there are five two-story homes located within 300 lineal feet of the subject site. As such, the applicant's proposal to add a compact, second story to the existing house is appropriate.
- The massing of the addition is broken up by changes in façade planes and staggered roof heights. The new second-floor addition is stepped in from the first floor along the street-facing elevations, and the elevation facing the adjacent neighbor (1272 Oak Circle Drive). The addition does feature two-story volumes towards the rear, facing the back yard, that are not visible from the street.
- The overall height of the house with the new second-floor addition will be 26'-0" where the maximum allowed in this zone is 28'-0" for a house with a pitched roof.
- The gabled roof forms are compatible with the style of development. The use of a 5:12 roof pitch is consistent with the existing house. Portions of the first floor roof will become a flat roof, but these areas won't be visible.

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:

- Overall, the applicant's proposed design and detailing is consistent with the existing style of the residence through the use of materials, windows, and colors.
- The new windows will be fiberglass, block frame, and are a combination of casement and single-hung operations with one fixed window located at the rear. The windows will feature

external grids and will be recessed in the opening with a wood sill and frame, consistent with the traditional style of the house.

- There are no building permit records for the existing windows featuring internal grids (muntins), which do not comply with the City's Window Design Guidelines. The proposal includes replacing these windows to comply with the design guidelines.
- The proposed materials for the addition include a stucco finish to match the existing house and a new composition shingle roof. The new roofing material is consistent with the traditional style of the house and will complement the design.

DRB Staff Member Vista Ezzati

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.