



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 11, 2019 **DRB Case No.** PDR1825656
Address 5227 Maryland Avenue
Applicant Asik Menachekanian

Project Summary:

The applicant is proposing a 1,015 square-foot addition and interior remodel to the first floor, a new 1,290 square-foot second story for a total of 3,257 square feet and a new attached garage at the existing 952 square-foot house with an attached garage (built in 1954) on a 11,768 square-foot lot, zoned R1 (Residential) Zone, Floor Area Ratio District II. The project is considered a new house as more than 50 percent of the combined area of the exterior walls and roof will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan		X	X			
Simonian					X	
Welch			X			
Totals			4	0	1	0
DRB Decision	Approved with conditions.					

Conditions:

1. Provide permeable pavers for the new entry walkway; add decorative bands to the existing driveway using the same walkway paver.
2. Eliminate the light fixtures as shown on the elevations at the second floor. Provide fixture specifications and locations for other lighting for review by staff.
3. Provide a location for trash storage.
4. Revise the building elevations to show gutters and downspouts.
5. Locate the air conditioner condenser unit on the north side of property and provide a hard wall material for screening.

6. Replace the existing chain link fence with new decorative fencing utilizing a material such as wood or concrete block.

Considerations:

7. Consider making the Master Bedroom window on the north elevation smaller.

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 majority of the first addition is located at the front of the house and will be approximately 16 feet closer to the street (60-foot street front setback to a 44'-9" street front setback), which is consistent with the surrounding neighborhood average setback of 41 feet.
- The new second floor is setback from the first floor to provide appropriate distance from the adjacent neighbors (approximately 10 feet on the north and 15 feet on the south).
- The garage will remain attached to the side of the house, pushed back from the main entry, which is in keeping with the existing design.
- The existing trees will be maintained and new drought tolerant landscaping will be provided, which is appropriate to the style of the house.
- The location of the existing driveway and fences will remain unchanged except for the addition of a new walkway to the front entry, which is appropriate for the new front entry, and the walkway and driveway will be decorative.

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 second floor addition is setback from the front and sides of the house helping to reduce its impact front the street and on the adjoining neighbors at each side.
- The house forms are appropriately proportioned and fit in with the existing design.
- The character defining features of the existing modest, residence, including the front windows, and front porch are maintained stylistically and incorporated into the proposed project.

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 addition and front porch maintain the character defining features of the house and integrates well within the existing residence.
- 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 neighborhood is comprised of a variety of building styles. The proposed first and second story additions are well designed and fit the neighborhood style.

DRB Staff Member Kathy Duarte

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.