



DESIGN REVIEW BOARD RECORD OF DECISION

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|---------------------|-----------------------|---------------------|-----------------------|
| Meeting Date | <u>March 12, 2020</u> | DRB Case No. | <u>PDRNRAF1924034</u> |
| | | Address | <u>1630 Larco Way</u> |
| | | Applicant | <u>Rafi Nazaryan</u> |

Project Summary:

The applicant is proposing to add a new 760 square-foot (SF) second story addition to an existing, 1,662 SF one-story house (built in 1953) with an existing, attached two-car garage on a 7,810 SF lot in the R1R-II (Restricted Residential, FAR District II) zone. The project includes replacement of existing windows.

Design Review:

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|-------------------------|--------|-----|----|--------|---------|
| Arzoumanian | | | | | X | |
| Benlian | | X | X | | | |
| Boyajyan | | | | | X | |
| Simonian | | | X | | | |
| Welch | X | | X | | | |
| Totals | | | 3 | 0 | | |
| DRB Decision | Approve with Conditions | | | | | |

Conditions:

1. New roofing, siding, windows, and all other exterior finish materials shall match the rest of the existing house.
2. New vinyl windows shall be of a color (not white) compatible with the building color scheme. All new and replacement windows shall be recessed with wood frame and sills.
3. Provide a location for trash bins that is out of public view or screened, with final review and approval by staff.

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 addition is located above the existing building; therefore, no grading or site alteration will occur.
- No changes are proposed to the existing site plan, building footprint (including setbacks), and garage driveway location.

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 proposed addition of the second story is integrated into the existing roof form by extending the existing 4:12 pitch gabled roof to a ridgeline height of 20 feet from the current height of 16'-6". From the ridgeline, the roof slopes downward toward the rear of the house at a 1:12 pitch. From the street, the massing appears to be a minor extension of the existing roof form that screens the addition at the rear. No new windows facing the street are proposed.
- The addition is set in from the south building façade by two feet along the interior property line, further reducing the apparent massing as visible 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 addition is compatible with the existing Ranch-style design. Roofing, siding, windows and other finish materials shall match the existing house.
- Windows located on the new second floor do not directly face any of the windows located on the one-story neighboring houses. The windows are also located with unobtrusive views to private areas of neighboring properties.
- Replacement windows will be block-frame vinyl windows with wood frames and sills consistent with the original windows. A condition of approval has been included to ensure the new vinyl windows will be colored to match the house.
- A condition of approval has been included to ensure the trash bins are relocated out of public view, or are screened.

DRB Staff Member Cassandra Pruett, Planner

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.