



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date:** April 23, 2020

**DRB Case No.** PDR 2004421

**Address:** 905 Burchett Street

**Applicant:** Edward Hagobian

**Project Summary:**

To construct a 152 square-foot addition to the first floor and a new 643 square-foot second floor to an existing single-story, 1,286 square-foot single-family residence on a 6,023 square-foot lot in the R1, District II zone. The existing garage, which is non-conforming in terms of size and located in the northeastern portion of the site, will be extended to make the interior dimensions conforming.

**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

<b>DRB Decision</b>	Approve with conditions
---------------------	-------------------------

**Conditions:**

1. Revisions regarding the front-facing second floor balcony shall include eliminating the center support for the roof overhang and restudying the proportions of windows/doors "O", "S", and "T" to better reflect the vertical orientation of windows found in Spanish-style architecture.
2. Landscape plans for the front yard shall be submitted for 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 site plan does not change significantly as a result of the project. The addition is proposed at the rear of and above the existing residence.
- The project received approval of a variance to allow a portion of the existing house to maintain the non-conforming 3-ft.,8-in. interior setback. The proposed addition will be set back a minimum of 5 feet from the interior property lines to comply with current setback requirements.
- The garage will remain in the same rear-of-lot location on the site. It will be enlarged so that its size conforms with current requirements.

**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 residence, after implementation of the proposed project, will be two stories in a predominantly one story neighborhood, as well as being one of the largest homes. To mitigate these characteristics, the addition is located at the rear of and above the existing residence, allowing for a significant setback from the street, and integrates well with the house.
- The façade of the proposed second story at the side yards is appropriately set in from the first floor of the residence.
- The hipped roof form is consistent throughout the house.

**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:

- As conditioned, the front-facing balcony will be restudied to eliminate the center roof support and to revise proportions of several of the windows/doors to better reflect the vertical orientation of windows in Spanish-style architecture.
- The existing residence includes wood windows, barrel tile and smooth stucco. Materials/finishes used for the project will match existing conditions.
- The second story balcony proposed as part of the project will not adversely impact the privacy of neighboring residents as this feature is at the front elevation and oriented toward the street.
- Trash/recycling bins are located in a storage area underneath the stair landing at the rear of the house.

DRB 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.