



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 10, 2022 **DRB Case No.** PDR 2113589

Address 1133 Park Avenue

Applicant Aejie Rhyu

Project Summary:

To construct a new 876 square-foot, two-story addition at the rear of an existing one-story, 1,014 square-foot single-family residence (constructed 1939) with a detached, two-car garage (to remain) on a 6,208 square-foot property located in the R- 3050 (Moderate Density Residential) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Minas					X	
Simonian			X			
Tchaghayan		X	X			
Welch	X		X			
Totals			4	0	1	
DRB Decision		Approved with Conditions				

Conditions:

1. Revise the roof form to switch the high point of the shed roof from the west façade to the east façade and/or provide a clipped roof configuration with the goal of reducing the massing on the west side of the addition.
2. Provide better integration between the designs of the addition and the existing house through the use of cladding materials and/or windows.
3. Provide additional siding material at the addition that will terminate at appropriate locations and enhance the overall design.
4. Re-landscape the front yard to provide a planting palette with a greater variety of low or very-low water-use plants, as identified on www.bewaterwise.com or WUCOLS.

Determination of Compatibility: Site Planning

The site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The proposed improvements will be located at the rear and interior yards. The proposed project does not significantly alter the site planning of the lot.
- The first and second level additions will have code compliant setbacks that are appropriate to the property. The applicant does not propose any additions at the front of the house. As a result, the proposed development maintains the prevailing front setback pattern of the neighborhood.

Determination of Compatibility: Mass and Scale

The massing and scale are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The neighborhood is comprised of a mix of one and two-story, multi- and single-family residences. The presence of a two-story addition is consistent with the neighborhood's buildings.
- The mass of the addition is set back approximately 60-feet from the street front property line and behind the existing one story building in a manner that doesn't overwhelm the front portion of the house.

Determination of Compatibility: Design and Detailing

The design and detailing are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The immediate neighborhood along Park Avenue is comprised of a variety of non-descript styled single-family dwellings. As conditioned, the proposed style of the dwelling is well designed and relates with the neighborhood context.
- As conditioned, the project's proposed building finishes are appropriate to the design of the building.

DRB Staff Member Dennis Joe, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of projects 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.