



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 27, 2023 **DRB Case No.** PDR 001101-2023

Address 221 Thompson Avenue

Applicant Vanyan Studio

Project Summary:

To construct a new two-story, 2,600 square-foot single-family residence and an attached garage on an 8,250 square-foot lot in the R1, District II H (Horse overlay) zone. The existing 942 square-foot residence, built in 1938, will be demolished as a result of the project as will the circa 1961 guest house/storage structure located behind the existing residence. In June, 2021, a new two-story accessory structure, including a 735 square-foot, two-car garage with a 598 square-foot ADU above the garage was constructed and will remain.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Kaskanian			X			
Simonian					X	
Tchaghayan			X			
Welch	X		X			
Totals			4	0		
DRB Decision		Approve with a consideration				

Conditions:

1. None

Consideration:

2. Consider installing windows at the garage on the north elevation.

Determination of Compatibility: 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 residence is consistent in street-front setback with other homes in the neighborhood and its front façade varies in plane, which was suggested by the Board when it previously reviewed this project.
- Landscaping is drought-tolerant and the design is complementary to the style of the proposed residence.
- The neighborhood contains both front-facing attached garages as well as rear detached garage. The proposed front-facing attached garage, while not required for the proposed residence, is consistent with the neighborhood.

Determination of Compatibility: 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 building emphasizes both verticality and horizontality to diminish its scale and mass.
- The main entry to the residence is prominent within the front façade without being monumental.
- The second floor is set back significantly at the front elevation, assisting in reducing the mass and the two-story house in a predominantly one-story neighborhood.

Determination of Compatibility: 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 materials proposed on the residence, including vertically-oriented siding, stone base, metal roof and clad windows, reinforce the farmhouse style of the proposed residence.
- No second floor balconies are proposed and all common living spaces are located on the first floor and will not pose privacy issues.
- Exterior lighting fixtures are compatible with the style of the residence.

DRB Staff Member Roger Kiesel, Senior Planner

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.