



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      September 28, 2023      **DRB Case No.**      PDR 1918940

**Address**      2960 Saint Gregory Road

**Applicant**      Crosby Haffner

### Project Summary:

To construct a 616 SF addition to the first floor and a new 1,045 SF second story to the existing 1,815 SF one-story single-family residence. After the proposed addition, the residence will be 3,476 SF. The subject site is zoned R1R, FAR District II and is 11,821 SF. The existing house was constructed in 1962. The existing detached garage as well as swimming pool, both located north of the residence, will remain.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian			X			
Simonian	X		X			
Tchaghayan					X	
Welch		X	X			
Totals			<b>3</b>	<b>0</b>	<b>2</b>	
<b>DRB Decision</b>	Approve with conditions.					

### Conditions:

1. Restudy and redesign the western portion of the residence such that the second floor roof is pulled back and does not go beyond the roofline below it.
2. Revise the window plan to make ribbon windows at the second floor bathroom east elevation and either eliminate the two easternmost windows on the north elevation of the bathroom or make them ribbon windows.
3. The residence shall be no larger than 3,476 square feet in area. This maximum size shall be certified by the architect/engineer/surveyor during plan check.
4. The applicant shall apply for an indigenous tree permit, as required by the Urban Forester.

### Consideration:

1. Consider utilizing the post and beam rafter tails to mirror what is on the first floor.



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### **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 site planning of the site remains similar to the existing conditions. The first floor addition is proposed in the southern portion of the site in an area that is already graded. The proposed second floor is above the first floor and extends over a portion of the existing residence.
- A variance was approved to maintain the existing 3.5 ft. interior setback.
- No changes to the garage and driveway are proposed as a result of the project.

### **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:

- At the north elevation, the project steps with the topography of the site. The site slopes up from north to south. The proposed second floor is set well back from the first floor on the north elevation.
- The proposed flat roof over the addition is consistent with the contemporary style of the residence.
- As conditioned, the western portion of the proposed residence shall be revised such that the second floor roof is pulled back and does not go beyond the roofline.
- As conditioned, the residence shall be no larger than 3,476 square feet in area.

### **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:

- A deck/balcony is proposed on the second floor addition; however, given its northern and western orientation and the location of the primary bathroom, this feature should not create privacy issues for the surrounding neighborhood.
- As conditioned, the window plan shall be revised to make ribbon windows at the second floor bathroom east elevation and either eliminate the two easternmost windows on the north elevation of the bathroom or make them ribbon windows.
- The materials proposed for the addition are consistent with the residence and its contemporary style.

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.