



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 1, 2018 **DRB Case No.** PDR 1724101

Address 1650 Cumberland Terrace

Applicant Artak Dovlatyan

Project Summary: Construct a new two-story, approximately 5,400 square-foot single-family residence and an attached three-car garage on a 27,734 square-foot lot in the R1R, District II zone. A swimming pool, outdoor kitchen, detached bathroom and covered outdoor living room are also proposed to be constructed. The existing 2,792 square-foot, single-family residence (built in 1957), detached garage and swimming pool will be demolished as a result of the project.

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian		X	X			
Charchian			X			
Malekian						X
Simonian	X		X			
Total			4	0	0	1

DRB Decision: Approve with conditions.

Conditions:

1. A detail of the window installation shall be submitted to staff for review and approval.
2. Details of façade material transitions shall be submitted to staff for review and approval.

Considerations:

1. Consider substituting some of the rear yard grass area with more drought-tolerant plant material to better comply with the Design Guidelines.

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 16-foot north and 20-foot south interior setbacks are generous and wider than the minimum 10-foot interior setback.
- The garage faces the street, which is the common configuration on Cumberland Terrace.
- Outdoor areas are integrated into the design of the residence, particularly on the south side and rear yards.

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 is set back generously from the property lines.
- The elevation difference between pads allows the proposed two story house to avoid impacting neighboring properties.
- The residence generally follows the terraced topography of the neighborhood.
- The flat roof is consistent with the contemporary design of the residence.

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 proposed modern design is well executed and internally consistent, though it differs in appearance from earlier construction in the neighborhood, also in the modern style.
- The entry is integrated into the design of the residence and a modest, single-door design.
- The smooth stucco, aluminum clad recessed wood windows, limestone and Brazilian hardwood are high quality materials.

Roger Kiesel

Staff Member

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.