



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 25, 2018 **DRB Case No.** PDR 1817461
Address 3509 Sierra Vista Ave
Applicant Ben and Tenly Tibert

Project Summary: To construct a new two-story 1,961 square-foot single-family residence, a detached 430 square-foot two-car garage and a 272 square-foot covered patio on a 6,500 square-foot site in the R1 District II zone.

Design Review Board

| DRB Member | Motion | Second | Yes | No | Absent | Abstain |
|--------------|--------|--------|----------|----------|----------|----------|
| Arzoumanian | | X | X | | | |
| Benlian | | | | | X | |
| Charchian | | | X | | | |
| Malekian | X | | X | | | |
| Simonian | | | | X | | |
| Total | | | 3 | 1 | 1 | 0 |

DRB Decision: Approve with conditions.

Conditions:

Conditions

1. Reduce or eliminate eave overhangs on gable sides of the roof.
2. Foundation planting shall be installed at the front of the residence to soften the appearance of the house and provide additional buffering.
3. Window details shall be consistent with the detailing of window image provided on the material board.
4. The rear stairs shall be consistent between the elevations and floor plans. This may require relocation of the proposed detached garage deeper into the lot.

Considerations

1. Move the proposed wall/gate west of its currently proposed location to be in-line with the proposed master bedroom addition.
2. Move the location of the western-most window of Bedroom 2 on the second floor further east.

3. Remove/reconsider downspouts from the front elevation and reconsider the location of the rear downspout. The materials and details for downspouts and gutters as shown are appropriate for the project.
4. Increase the street-front setback of the second floor to further minimize the second floor mass.
5. Reduce the roof pitch to 3:12 to further reduce the overall height/mass; and better integrate front porch roof by eliminating the break in pitch.

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 project maintains the predominant 30-foot street-front setback existing on the west side of Sierra Vista Avenue.
- The detached garage location at the rear of the subject site is consistent with the predominant pattern of the immediate neighborhood.
- Foundation planting will be installed at the front of the residence to soften its appearance from the street.

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 second story is setback approximately 43 feet from the street-front and consideration should be made of increasing this distance further to better integrate this project into the surrounding one-story neighborhood.
- The second floor is stepped back from the first floor on the north and south sides 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:

- Windows are wood and appropriately recessed.
- High quality materials are proposed, including barrel tile roofing, copper gutters and smooth finished stucco.

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

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.