



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** November 8, 2018                      **DRB Case No.** PDR 1806313  
**Address** 715 East Palmer Avenue  
**Applicant** Aris Artunyan

**PROPOSAL:** The applicant is proposing to add 140 square-feet to the first-floor unit, 655 square-feet to the second-floor unit, and a new attached two-car garage to an existing two-story, 2,386 square-foot duplex (originally constructed in 1919), located on a 7,424 square-foot lot in the R-1650 zone. The proposal also includes a façade remodel.

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian			X			
Malekian					X	
Simonian					X	
<b>Totals</b>			<b>3</b>	<b>0</b>	<b>2</b>	
<b>DRB Decision</b>	Approve with Conditions					

### Conditions

1. That the drawings shall identify the location of the trash storage area, gutters and downspouts, and the mechanical equipment.
2. That a lighting plan shall be submitted for staff review and approval with light fixtures that are appropriate to the style.
3. That the window operations shall be revised to be consistent with the style and to include casement windows for all operable windows.
4. That the drawings shall be revised to include vertical and horizontal window section details and that the windows shall be recessed, with a wood sill and frame detail appropriate to the style.
5. That the roofing material shall be revised to be consistent with the style and shall feature a clay barrel tile, or a flat cement tile.
6. That the existing detached garage at the rear shall match the design of the remodeled duplex, including the stucco color and finish, and roofing material.
7. That the railing details shall be revised to be simplified and feature a vertical wrought iron design.

## Analysis

**Site Planning:** The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The proposed addition to the first and second floor units modifies the original building footprint in an appropriate manner. The new attached garage will bring the footprint of the building closer to the street, however, the proposed 20'-0" street-front setback is consistent with the surrounding development.
- A new attached two-car garage with storage will be located at the front of the building and will be accessed via a 90 degree turn. The overall design of the garage is integrated into the design, with the garage door entry perpendicular to the street.
  - There is an existing detached two-car garage located at the rear of the property that will remain and serve as the required parking for one of the units.
- The project provides the required, functional common and private outdoor spaces. The ground-floor unit features a new outdoor covered patio at the rear, and the second-floor unit features a new balcony. The existing pool and deck area at the rear shall serve as the required common outdoor space.
- The proposal includes new drought tolerant landscaping that is complementary to the development of the site.
- A condition of approval requires that the drawings be revised to include a lighting plan, and that the location of the mechanical equipment, drainage, and trash storage area be identified.

**Mass and Scale:** The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The property is located in a medium-high density residential zone with the surrounding neighborhood featuring predominantly multi-family development with some adjacent single-family development remaining. The surrounding buildings vary in height from one to three stories, and the existing duplex building will remain two stories.
- The project's massing is broken up using a number of architectural devices, including changes in façade planes and appropriately stepping the second floor back from the first floor at the front and along the west side. Additionally, the projecting volumes on the second floor are supported through the use of corbels, visually breaking up the mass.
- The overall height of the existing duplex will increase to be 26'-2", which is within the height range of nearby properties.
- The redesign of the duplex and the addition will feature hipped roof forms with a 5:12 roof pitch, with portions of the existing gable roof being maintained.
  - Portions of the existing gable roof forms are being maintained so the proposal does not require demolition of more than 50% of the outside wall and roof area in accordance with GMC 30.60.040.

**Building Design and Detailing:** The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The surrounding neighborhood features a mix of architectural styles, and as such, the proposed contemporary Mediterranean style of the development and façade remodel is appropriate. Staff recommended conditions of approval will help to reinforce the proposed design concept.
- The proposed entryway is well integrated into the design, and avoids a sense of monumentality.
- The new windows are identified as fiberglass, block frame, and are a mixed combination of sliders, casement, awning, and fixed operations. Window section details have not been provided. Conditions of approval require that the window operation be regularized to be consistent with the selected style of the development with all operable windows being casement, and that the new windows be recessed in the opening with a wood sill and frame.

- The project features a new composition shingle roof, as noted on the elevation drawings. This is not consistent with the new contemporary Mediterranean style of the duplex. A condition of approval requires that the roofing material be revised to be a clay barrel roof tile or a flat cement tile, consistent with the selected style.
- The drawings and material board identify varying railing designs. A condition of approval requires that the railing design be simplified and consist of a simple vertical wrought iron detail as shown on the elevation drawings.
- There is an existing detached garage proposed to remain located at the rear of the property. A condition of approval requires that this structure match the design of the remodeled duplex, including the stucco color and finish, and roofing material.

**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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

***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.***

DRB Staff Member     Vista Ezzati, Planner

