



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 13, 2018 **DRB Case No.** PDR 1800579 - B

Address 1442 Montgomery Avenue

Applicant Permit Processing & Consulting

Project Summary: The applicant is proposing to demolish the existing one-story, 1,278 square-foot, single-family residence built in 1924 and to construct a new 2,475 square-foot, two-story single family residence with a detached 441 square-foot two-car garage on a 8,250 square-foot lot located in the R1 zone, Floor Area Ratio District I.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian					X	
Charchian					X	
Malekian	X		X			
Simonian			X			
Totals			3			
DRB Decision		Approved.				

No conditions of approval.

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 new two-story house and detached two-car garage at the rear are consistent with the site planning of the neighboring properties since majority of the properties within the immediate vicinity have garages located at the rear. By locating the garage at the rear (compared to the front), the applicant has addressed the return for redesign condition #1.
- The new street front setback is 27', compared to the original proposal, at 25'. Even though the revised plans only show a 2 foot difference, the relocation of the garage deemphasizes the closeness of the property to the street. By increasing the street front setback by 2 feet and relocating the garage, the proposed house is more consistent with the adjoining midblock properties, meeting the return for redesign conditions #1 and #2.
- New drought-tolerant plants and trees complement the overall design.

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 applicant has revised the project to incorporate a detached garage instead of an attached garage at the front façade, reducing the sense of mass at the front setback line.
- The front façade has been redesigned with features that improve the overall sense of mass and scale. The porch “frame” and the projecting second floor volume have been removed. A new second floor mass has been introduced on the left side of the front façade. This second floor mass fully integrates with the newly proposed hipped roof form on the first floor. The location of the new masses relate to the overall building concept as well as neighborhood pattern (addressing conditions #4 and #5).
- The consistent hipped roofline configurations on the first and second floor reinforce the overall architectural idea of the building. The original plans had inconsistent roof forms on the first and second floor. The applicant addressed condition #3 by removing the flat roof forms on the first floor.

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:

- Compared to the previous submittal, changes to the massing and proportions of the new proposal have improved the overall design and make it more compatible with the neighborhood.
- The proposed architectural details and materials including smooth stucco finish, wood siding, boxed eaves, primary door, and overall material, textures, and colors are consistent with the architectural concept of the proposed house.
- The fenestration includes casement, awning, and fixed aluminum windows. The material and type of the windows are appropriate to the style of the house. The applicant did not provide a section of the window sill and frames on the previous plans. However, window details have been provided on page A-9 of the proposed plans, addressing condition #6.

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.

Staff Member Danny Manasserian, Planning Assistant