



**DESIGN REVIEW BOARD
RECORD OF DECISION**

Meeting Date August 13, 2020 **DRB Case No.** PDR2003315
Address 3833 El Caminito
Applicant Constantine & Jeanne Boukidis

Project Summary:

To remodel and add 1,759 square feet of floor area, which includes a 1,500 square-foot, second-story addition, to the existing 1,712 square-foot, one-story house (built in 1962) with a new attached two-car garage on a 9,323 square-foot lot, located in the R1-II (Low Density Residential - Floor Area Ratio District II) Zone. The residence will change from a Ranch style design to a contemporary interpretation of the Craftsman style. The project consists of removing more than 50 percent of the combined exterior walls and roof area; therefore, the project is considered new construction.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Simonian			X			
Smith		X	X			
Welch	X		X			
Totals			3	0		
DRB Decision		Return for redesign				

Conditions:

1. Reduce the overall mass and scale, especially at the second floor, to avoid an overbearing presence in relation to the neighboring properties. Avoid features included in the initial proposal such as the extensive balconies at the “great room” and the diagonal projection of “bedroom 4”
2. Reduce the floor area to be more in keeping with the size of other houses in the immediate area.
3. Pull the second floor further back from the first floor perimeter to assist in reducing the sense of mass.

4. If redesigned in the Craftsman style, provide a simpler range of architectural features and cladding materials.

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 Aileen Babakhani, Planner