



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 27, 2023 **DRB Case No.** PDR 1915364

Address 1677 Arbor Drive

Applicant Aris Artunyan

Project Summary:

To construct a 660 SF addition to the existing one-story 3,065 SF single-family residence. The project also includes demolition of an existing three-car carport attached to the house and construction of a three-car garage with a roof deck at the same location and extension of an existing deck adjacent to the residence. The façade of the residence will be restuccoed and stone facing material will be removed. Also, a new roof structure will be constructed over the house to increase the roof pitch to 5:12. The subject site is zoned R1R, FAR District II, and is 49,197 SF.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian		X	X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			4	0	1	
DRB Decision		Approve with conditions.				

Conditions:

1. Landscape plans shall be amended to provide additional buffering and screening of the deck extension. The amended plans shall be reviewed and approved by staff and include higher growing shrubs, climbing vines, and canopy trees.
2. Stone veneer currently proposed only on the garage façade shall be reduced to a wainscot only and shall be integrated into the entire house.
3. Glass railings shall be installed at the roof deck.

4. Walls below the deck extension shall be earthtone stucco or similar treatment and color.

Determination of Compatibility: Site Planning

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

- Given the location of the site, and its surrounding topography and development, the proposed project will not significantly affect the adjacent neighborhood.
- The site planning of the site remains similar to the existing conditions. The existing carport will be demolished and replaced with a garage at the same location. The entry to the residence will be at the same location, although more generous in size.
- As conditioned, landscape plans shall be amended to provide additional buffering and screening of the proposed deck extension. The amended plans, to be reviewed and approved by staff, shall include higher growing shrubs and canopy trees.

Determination of Compatibility: 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:

- Given the topography of the site and surrounding area and the development pattern, the project has a limited relationship with the surrounding context in terms of mass and scale.
- The entry to the residence remains in roughly the same location and orientation and is not monumental in stature.

Determination of Compatibility: 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:

- Materials proposed on the house, including smooth stucco, fiberglass windows, metal railings and a tile roof are high quality materials.
- While expansion of an existing deck adjacent to the house and a roof deck above the garage are proposed, given the topography of the site and the surrounding area and the location of nearby development, privacy issues will not be posed.
- As conditioned, the stone veneer will be integrated into the remainder of the house façade.
- As conditioned, walls below the deck extension shall be earthtone stucco or similar treatment and color.

DRB Staff Member Roger Kiesel, Senior Planner

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.