



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date: April 11, 2024

DRB Case No.: PDR-2120772-B

Address: 1349 Thompson Ave

Applicant: Arsen Adzhemyan

Project Summary:

The applicant is proposing to demolish a 1,434 square-foot (SF), one-story single-family house (originally constructed in 1923) with a detached garage and construct a two-story, 2,287 SF house with a detached, two-car garage on an approximately 7,849 SF lot in the R1-I (FAR District I) Zone.

Design Review:

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

Conditions:

1. Ensure the front façade at the second floor is behind the prevailing setback.
2. Clarify on plans that siding on east and west elevations wraps exterior corners and ends at an inside corner.
3. Reduce banding, which should be used at material transitions; remove banding at ground and between window header and wood siding above.
4. Finish property boundary wall with stucco or split face.

DRB Staff Member: Cassandra Pruetz, Senior Planner

Notes: 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.