



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date: April 25, 2024

DRB Case No.: PDR-002004-2023

Address: 1441 Thurlene Road

Applicant: Edward Hagobian

Project Summary:

The applicant is proposing to demolish a 1,832 square-foot (SF), one-story single-family house (originally constructed in 1961) with an attached garage and construct a two-story, 3,471 SF house with an attached, two-car garage on an 11,142 SF lot in the R1R-II (Restricted Residential FAR District II) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian					X	
Lockareff			X			
Simonian					X	
Tchaghayan	X		X			
Welch		X	X			
Totals			3	0		
DRB Decision		Approve with Conditions				

Conditions:

1. Front yard retaining walls shall match color and texture of other retaining walls on site.
2. Work with staff to create a more consistent design language for the windows, by using consistent shapes and operation types; and show recessed windows with sill consistently across drawing set.
3. Submit to Urban Forestry an Indigenous Tree Report inclusive of any trees on site or within 20', obtain an Indigenous Tree Permit, and include two new City street trees to be planted within public right of way. Trees shall be 24" box in size Canary Island pines (*Pinus canariensis*) and meet City standards for nursery stock and planting specifications.

DRB Staff Member: Cassandra Pruett, 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.