



**DESIGN REVIEW BOARD  
RECORD OF DECISION**

Meeting Date May 9, 2023 Design Review Case No. PDR-001293-2023

Address 1329 Thompson Ave

Applicant Art Israelian

**Project Summary:**

The applicant is proposing to demolish an existing 1,228 square-foot (SF) single-family dwelling (built in 1931) and construct a new two-story, 2,348 SF single-family dwelling, a new, two-car detached garage accessible from the rear alley, and a new 675 SF detached accessory dwelling unit. The subject site is 7,849 SF located in the R1 (Low Density Residential, Floor Area Ratio District I) Zone.

**Design Review Board:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff						
Kaskanian		X	X			
Simonian	X		X			
Tchaghayan				X		
Welch			X			
Totals						
DRB Decision	<b>Approve with Conditions</b>					

The Board motioned to Approve with Conditions the construction of the new single-family, two-story, residence as conditioned below. Revised drawings of all work must be submitted to staff and reviewed by the Board.

**Conditions:**

1. Lower the basement depth by one foot, thereby lowering the amount of entryway stairs and lowering the overall height of the house.

2. Setback house additional three-feet from street at the ground level to maintain consistency with the neighborhood pattern.
3. Setback the second-story on the west side facades to alleviate massing.
4. Reduce the size of the second-story bedroom balcony and consider introducing a trellis to replace the proposed roof parapet.
5. Remove the gable at the front entryway to simplify the front façade and allow the gable on the eastern side to cover the front door, more in keeping with the Spanish style.
6. Revisit overall window placement on the house, specifically to reduce the monumentality at the front by reducing the number of windows in the rotunda window from five to three, revising the laundry room window on the front façade to match the existing pattern, and reviewing window placements on the side facades to increase cohesivity on the first and second stories.

DRB Staff Member Chloe Cuffel, 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.***