



# Agenda Item

## Design Review Committee

---

**Item #:** 3.1.

**12/17/2025**

**File #:** 25-0692

---

**TO:** Chair and Members of the Design Review Committee

**THRU:** Hayden Beckman, Planning Manager

**FROM:** Arlen Beck, Associate Planner

### 1. SUBJECT

A request to demolish an existing detached one-car garage and non-original front porch and construct a 984 sq. ft. addition with a new 115 sq. ft. front porch to the existing single-family residence, along with a new 400 sq. ft. detached two-car garage, at 405 E. Toluca Avenue. (Design Review No. 5156). (Continued from October 15, 2025).

### 2. SUMMARY

At its October 15, 2025 meeting, the Design Review Committee continued this item to the December 17, 2025, regularly scheduled Design Review Committee meeting in order to provide the applicant an opportunity to respond to DRC feedback regarding inconsistencies on the plans, overall site layout, proposed building architecture, reducing overall scale and floor area ratio of the project, landscaping, and updating the historic assessment to address the proposed demolition and cultural history of the property and structures.

### 3. RECOMMENDED ACTION

Continue to a date uncertain.

### 4. BACKGROUND INFORMATION

In response to the comments provided at the October 15, 2025, DRC meeting, the applicant is working with staff to address the feedback. The requested continuance to a date uncertain allows the applicant additional time to provide the requested information and revisions.