

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 10, 2015

DRB Case No. PDR 1516198

Address 1350 Western Ave..

Applicant Arthur Israelyan

PROPOSAL: To demolish an existing single-family house and construct a new 2,312 square-foot one-story single-family house with a detached 546 square-foot garage on an 8,350 square-foot lot.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian		X	X			
Malekian	X		X			
Simonian					X	
Mardian					X	
Totals			3	0	2	
DRB Decision		Approve with Conditions				

Conditions:

1. Use 2-piece clay tile for a more appropriate Spanish style character.
2. At the east elevation, increase the recess at the bathroom area from 6-inches to at least 12-inches.
3. At the rear covered porch area, remove the attic space, minimize the walls to open up this space and introduce post and beam details similar to the front porch area.
4. Provide the applicant with a copy of the Zoning Code section 30.47.110, "Duration of Design Review Board's Approval."
5. Revise window detail to maintain the traditional frame/opening relationship and avoid a recessed border around the new frame.
6. That all downspouts/gutters be clearly depicted on the elevation drawings.
7. That an appropriate designated trash storage area be shown on the site plan.
8. That an appropriate designated area for the mechanical equipment be shown on the site plan.

Considerations:

1. At the east elevation, towards the front, consider making the windows more symmetrical if feasible given the room layouts.
2. Consider revising the iron work at the front to be more consistent with the Spanish style.

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

- The new building footprint will be similar to the original one-story house.
- The new front setback of 26 feet is similar to other homes in the neighborhood and within the neighborhood average of 29 feet.
- The new house will be set back six feet from the southerly property line and five feet along the northerly property line, providing appropriate distances from adjacent properties.
- New landscaping and walkways are proposed throughout the site. In addition, a new swimming pool is proposed at the rear of the property.
- The new two car garage will be located towards the rear of the property, behind the house, in keeping with the predominant neighborhood pattern.
- The existing driveway will remain and will provide access to the new garage.

Mass and Scale: *The proposed mass and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:*

- The house will be one-story in height similar to the majority of one-story homes on the immediate street block and the general neighborhood, as well as the house previously on the site.
- The overall height of the building will be 15'-4", which is in keeping with most properties in the area.
- The roof pitches, building mass and proportions are appropriate for the style of the house and consistent with the surrounding neighborhood.
- The facades are appropriately articulated through setbacks at the front and sides and through the use of fenestration, architectural details and roof design.

Building 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:*

- The proposed smooth, stucco finish and "French Vanilla" color is appropriate.
- The proposed fiberglass windows are appropriate to the design in terms of their operation and overall appearance. The installation detail, however, will not recall a traditional recessed window. A condition is recommended to revise the detail to allow the new windows to maintain the traditional relationship between the frame and the opening.
- The simple building volume and roof form are similar to many nearby properties and appropriate to the neighborhood.
- The projecting entry bay, covered porch and focal window enliven the front façade and are appropriate to the style.

The Design Review Board approves the design of projects 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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Milca Toledo