



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 22, 2017 **DRB Case No.** PDR 1628773
Address 1953 Bellevue Drive
Applicant Gary Akopian

PROPOSAL: Demolition of the existing one-story, 1,378 square-foot, single-family residence (constructed in 1925 and altered in 1930), and to construct a new 2,235 square-foot, two-story single family residence on a 7,450 square-foot lot located in the R1 (FAR District I) Zone. The existing detached two-car garage will be remodeled to match the proposed house

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian				X		
Benlian		X	X			
Malekian			X			
Simonian	X		X			
Totals			3	1		
DRB Decision		Approve with conditions.				

Conditions:

1. Provide stylistic consistency throughout the design, including at balcony railings.
2. Provide greater articulation at the west façade to reduce its massive appearance, possibly by setting the second floor back at one or more locations.
3. Eliminate the shallow setback area with the railing at the west façade.
4. Redesign the dining room volume at the front façade to make it more proportionate to the scale of the overall façade composition.
5. Revise shape of picture window at the dining room to coordinate/contrast with shape of arches at the entry porch.
6. Delete all stone cladding from the proposal.
7. Reduce the size of the front balcony.
8. Reduce size of balcony at the rear balcony at the northwest corner; consider methods to enhance privacy of neighbor to the west.
9. Provide consistent column shapes and sizes at rear patios.
10. Soften the color palette, providing a more natural finish color such as off-white or beige.
11. Provide a single-leaf entry door, possibly with sidelight(s), to better conform of the proportions of the entry arch.
12. Submit new plans to show the replacement of the perimeter vinyl fences with appropriate perimeter walls to reinforce the proposed architectural style in terms of material, style, and color.
13. Submit a proposal to use 2-piece Spanish tile (Barrel tile) for the house and garage roof.
14. Submit detail of the proposed ornamental pavers for a portion of the existing driveway to be compatible with the architectural style of the residence.
15. Submit a revised plan to show the decorative pavers continue on the entire concrete driveway.
16. Submit the specification and locations of the light fixtures with the respect to the adjacent properties on plans.

17. Revise proposal to show casement and fixed windows throughout the house to enhance consistency in the overall design and details of the proposed architectural style.
18. Submit proposal for garage door/color and new window color to be appropriate with the overall architectural concept.
19. Submit a proposal for a trash storage area that adequately screens the bins from public view and is compatible with the overall project design.

Analysis

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

- The new two-story house and the existing detached two-car garage are consistent with the site planning of the neighboring properties.
- The proposed house will not alter the site planning of the existing house significantly. There is no change to the 25-foot front setback, which is consistent with the adjacent properties and within the neighborhood average of 25-foot front setback.
- There is no proposed change to the existing concrete driveway. A condition of approval is recommended to provide a detail of the proposed ornamental pavers that have been proposed for a portion of the existing driveway adjacent to the garage to be compatible with the architectural style of the residence and to continue the proposed decorative paving for the entire driveway.
- The existing detached two-car garage will be maintained in the current location. The applicant is proposing to remodel the existing garage to reflect the architectural style of the proposed two-story house.
- There is no significant change to the existing landscape and the swimming pool. New drought-tolerant plants and trees complement the overall design.
- There is no proposed change to the existing 6-foot vinyl perimeter walls. A condition of approval is recommended to replace the vinyl fences with appropriate perimeter walls to reinforce the proposed Spanish Colonial Revival architectural style in terms of material, style, and color.

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

- The overall scale and proportions of the proposed two-story house including the second floor setbacks and articulations at the front (south) and east facades are appropriate to the site and neighboring properties. The majority of the houses within 300 feet of the subject site are one story. The proposed design minimizes the mass and volume of the proposed two-story house by breaking the two-story volume into a multiple volumes, somewhat reducing the overall mass.
The west facade remains too massive as noted previously by the Design Review Board, and a condition is recommended to provide greater articulation at this area.
The dining room volume is out of scale with the overall front facade. It is too tall for its width and with a window that overwhelms the front entry. A condition of approval is recommended to redesign this area.
- The proposed balcony at the second floor facing Bellevue Drive helps to reduce the mass and boxy design at front facade.
- The new patio cover/balcony at the rear of the house and two new patio covers at the east side of the house are appropriately designed through their setbacks and use of posts and arched openings to reduce the mass at these areas.
- The overall height of the house will be 25'-6". The maximum allowable height in this zone is 28'-0".
- The roof configuration, which is a combination of hipped and gable roofs with a roof pitch of four feet in twelve feet (4:12) are appropriate to the overall context and design.
- The new gable roof (4:12 pitch) of the existing garage is appropriate to the overall house design and scale.
- The placement and mass of the proposed two chimneys with stone veneer are appropriate to the overall design.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The proposed architectural details and materials including smooth stucco finish, stone veneer, wooden fascia, rafter tails, wrought iron railings, precast concrete window trims, primary door, and overall material, textures, and colors reinforce the character-defining features of the proposed Spanish Colonial Revival architectural style and

are consistent with the architectural style of the neighboring houses. Recommended conditions of approval to change the window color, garage door(style and color), roof tile, and perimeter vinyl fence to appropriate details, color, and texture will enhance consistency in the overall design and details of the proposed architectural style.

- The front entrance and arched window in the dining room are out of scale and the design would be enhanced by incorporating the relevant proposed conditions.
- The material and size of the windows are appropriate to the style of the house. The new windows throughout the house will be recessed fiberglass fixed and sliding windows with external grids and precast concrete sills and lintels. However, staff recommended conditions of approval to use casement and fixed windows throughout the house and to change the proposed white window color to an appropriate window color to be compatible with the overall architectural design and concept.
- The roof of the house and garage will feature "S" shaped Mission clay tile. A condition of approval is recommended to use 2-piece Spanish tile (Barrel tile) for the house and garage roof, which is appropriate to the proposed architectural style and the neighborhood concept.
- The proposed changes to the existing two-car garage including the gabled roof with exposed wooden rafter tails and smooth stucco wall cladding are consistent with the house.
- Decorative pavers are proposed for a portion of the existing driveway adjacent to the garage. A condition of approval is recommended to provide detail of the proposed ornamental pavers to be compatible with the architectural style of the residence and to continue the proposed decorative paving for the entire concrete driveway.
- No exterior light fixtures are proposed. A condition of approval is recommended to show specification and locations of the light fixtures with the respect to the adjacent properties.
- A condition of approval is recommended to submit a proposal for a trash storage area that adequately screens the bins from public view and is compatible with the overall project design.
- A condition of approval is recommended to propose an appropriate garage door/color, which is compatible with the architectural style of the residence.

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 Aileen Babakhani, Planning Assistant