



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 28, 2017

DRB Case No. PDR1709584

Address 2050 Bel Aire Drive

Applicant Arthur Israelyan

PROPOSAL: To construct a new, two-story, 2,037 square-foot single-family residence with a detached two-car garage, on an existing 7,036 square-foot lot, located in the R1 (FAR District I) Zone. The lot does not feature any structures, but does feature a swimming pool that was originally built for the adjacent residence (2056 Bel Aire Drive) when the lots were under the same ownership. This swimming pool will be demolished as part of the project.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian		X	X			
Charchian			X			
Malekian			X			
Simonian	X		X			
Totals			5	0		
DRB Decision		Approve with conditions.				

Conditions

1. That the street-front setback shall be increased to be more consistent with the prevailing setback established by the houses to the east.
2. That the drawings shall be revised to lower the roof level at the central section of both side façades to reflect the actual 10'-0" plate height.
3. That the projecting window bays on the second-floor at the front and left façades shall be redesigned to either feature a straight lower surface with corbels or increase the number of arches and corbels to better reflect the proportions and the selected style.
4. That the roof tile specifications shall be revised to indicate use of a two-piece clay tile system.
5. That the new driveway shall feature a decorative paving material that is consistent with the selected style, with consideration given to the use of permeable pavers.
6. That the landscape plan shall be revised to be consistent with the site plan.
7. That the new walls shall be decorative and the finish materials be consistent with the style of the house.

8. That the drawings shall be revised to provide a section detail for the large picture window on the north-east elevation that clearly identifies the depth of the recess.
9. That the location of the mechanical equipment shall be identified on the drawings and that it be screened appropriately.
10. That the location of the trash storage area shall be identified on the drawings and out of public view.
11. That the width of the house shall be reduced by at least two feet to increase setbacks from adjacent properties.
12. That the overall sense of mass at the rear façade shall be reduced.
13. That the roof at the master bedroom balcony at the rear façade shall be removed to reduce the overall sense of mass.
14. That the window placement at the 2nd floor of the east façade shall be revised to be more in keeping with the proposed style.
15. That the drawings shall be clarified to indicate that the nine-foot driveway width accounts for the thickness of the adjacent wall at the property line.

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 house is centrally sited on the lot in such a way as to address zoning regulations. However, the 25'-0" street-front setback is shallower than the relatively consistent setbacks of the houses to the east. A condition of approval will require the site planning to be revised to increase the proposed setback to achieve a more consistent appearance.
- As it relates to the neighbors that directly abut the subject property, the new home is setback 6'-0" from the easterly property line, 9'-0" from the westerly property line (the new driveway), and 51'-10" from the southerly property line. The code required minimum interior setback in this zone is 6'-0". A condition of approval requires the interior setbacks to increase by reducing the overall width of the house.
- The new detached two-car garage is located at the rear of the property in the southwest corner and will be accessed off of Bel Aire Drive via a new 9'-0" wide driveway. The predominant neighborhood pattern features detached garages located at the rear of the property for parking. As such, the applicant's proposal is consistent with this pattern.
- The drawings indicate that the new driveway will be concrete, but no other information is provided. A condition of approval requires that the driveway material be revised to be decorative and that consideration be given to the use of permeable pavers. The driveway material shall be consistent with the Spanish Revival style of the house.
- The project features drought tolerant landscaping that is compatible with the proposed Spanish Revival style of the house. As it relates to the proposed landscape areas, the planting plan and the site plan have discrepancies. A condition of approval requires that the landscape plan be revised to be consistent with the site plan.
- There are new boundary walls proposed that are identified as block walls. A condition of approval requires that the new walls have a decorative finish that is appropriate to the style of the house.

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:

- With the exception of the two directly adjacent properties, the predominant neighborhood pattern features one-story homes ranging from 1,012 to 1,731 square feet in size. The adjacent property to the right at 2040 Bel Aire Drive is two stories and 2,009 square-feet in size and the adjacent property to the left at 2056 Bel Aire Drive is two stories and 3,510 square-feet in size. The applicant's proposal to build a two-story 2,037 square-foot house between these two existing larger, two-story houses is appropriate to the immediate context.
- The overall height of the two-story house will be 26'-7" from the rear of the south-east elevation. Based on the downhill slope of the lot, the height as seen from the different elevations will range from 23'-5" to 26'-7". The maximum height allowed in this zone is 28'-0" for a house with a pitched roof.
- The massing of the house is broken up by changes in façade planes and the stepping of the new second floor in from the first floor. A portion of the second floor of the southwest elevation cantilevers above the first floor and is visually supported through the use of corbels which is consistent with the Spanish Revival style. Despite the somewhat limited step backs at some second floor façades, the project appears consistent with the massing of adjacent buildings, as conditioned.
- The second floor is 709 square-feet in size and is setback from the first floor on each elevation in a manner that helps reduce the building's mass and helps prevent it from overbearing on the adjacent properties. Along the north-easterly façade (facing Bel Aire Drive) the second-floor building setback ranges from 7'-0" to 17'-0", along the south-easterly façade the second-floor setback ranges from 1'-6" to 2'-6", and along the south-westerly façade the second-floor setback is 2'-0" at the rear with the front portion of the building featuring a 2'-0" cantilever. The north-westerly elevation (rear) features primarily two-story volumes broken up with balconies and a portion of this elevation features a 2'-0" second floor setback that helps break up the massing. This rear elevation will not be visible from the street.
- The first floor features gable and shed roof forms, and the second floor features a hipped roof design that is consistent with the style and helps to break up the massing of the new house. The new detached garage at the rear features a hipped roof form as well. The roof pitch for both buildings will be 3:12.

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 new house is designed in a Spanish Revival style and incorporates an appropriate smooth stucco finish and detailing that reflect the chosen style.
- The roof at the central section of the side façades is depicted as being too high on the wall, rather than at the 10'-0" plate height, creating an unnecessary sense of height. A condition of approval requires that these areas be revised to reflect the proposed plate height. In addition, the window bays on the second-floor at the front (north-east) and left (north-west) façades are awkwardly designed. A condition of approval requires these features to be revised by either eliminating the arch at the bottom or by increasing the number of arches/corbels to better reflect the Spanish Revival style.
- The entryway is well integrated into the overall building design and has a new covered porch with arched openings. The front door and sidelite will be wood with partial glazing and wrought iron bars that are consistent with the Spanish revival style.
- The new windows will be clear glass, brown, fiberglass, and recessed in the wall openings with wood frames and sills that will be painted brown to match the windows. The new windows will be a combination of casement, awning, and fixed windows.

Wrought iron window grills are proposed on some of the fixed glass windows on the second floor. The window configuration, material, and finish of the windows are complementary and appropriate to the proposed Spanish Revival style of the house, as conditioned.

- The proposed materials for the new house feature a smooth stucco finish, wood gates, and decorative wrought iron guard rails consistent with the selected style. In addition, the color palette and lighting, as shown, complement the selected style.
- The roof tile proposed (Eagle ESR-1900) is a one-piece S-tile, rather than a two-piece tile as noted on the drawings. A condition of approval requires the use of a two-piece tile to better reflect the chosen Spanish Revival style.
- As discussed above in the Site Planning section, the drawings indicate that the new driveway will be concrete, but no other information is provided. A condition of approval requires that the driveway material be revised to be decorative, that consideration be given to the use of permeable pavers and that the material be consistent with the Spanish Revival style of the house.
- The new detached two-car garage located at the rear features a smooth stucco finish, and two-piece clay tile roofing to match the new house.

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 Vista Ezzati, Planning Associate