

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 28, 2017

DRB Case No. PDR 1710715

Address 1213 N. Cedar Street

Applicant Arthur Israelyan

PROPOSAL:

To construct a new 830 square-foot second story addition to an existing one-story 1,830 square-foot single-family residence on a 7,228 square-foot lot in the R1, District II zone. The project also includes installation of an in-ground swimming pool.

DESIGN REVIEW:

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

CONDITIONS:

1. Install plant material along the southern boundary of the subject site such that a visual buffer will be created between the two properties.
2. Eliminate the wrought iron railings at the second-floor rear balconies and incorporate wood slats that complement the proposed Spanish Colonial Revival style.
3. Ensure that all decorative architectural features are consistent with those drawn on the elevations rather than those on the renderings.

ANALYSIS:

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 site planning of the site does not change significantly and is consistent with the neighborhood, including the detached garage located in the rear of the lot, which is being maintained.
- The front setback at 25 feet is consistent with the surrounding neighborhood and is being maintained.
- As conditioned, plants will be installed along the southern property line of the residence to enable a visual buffer between the subject property and its neighbor to the south.

Mass and Scale:

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

- The proposed second story is setback significantly from the street.
- The character features of the existing modest, Spanish style residence, including the tower element, large front picture window and covered front colonnade remain intact with the project.
- The second floor addition is well integrated into the existing house, especially from the east elevation (street) and north elevation. Given the slight slope of the lot, the rear elevation appears as three stories; however, this will not be visible from the street.

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 existing residence is a modest Spanish style home. The front of the house maintains the character defining features of this style and the new second story integrates well within the existing residence.
- The entry of the existing house is maintained.
- The proposed windows are dark brown fiberglass, inset into the walls of the residence. The proposed two-piece barrel tile is appropriate to 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.

Staff Member Roger Kiesel, AICP, Senior Planner