

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2013

DRB Case No. PDR 1309014-A

Address 3400 N. Verdugo Rd

Applicant Nareg Khodadadi

Design Review

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|-------------------------|--------|-----|----|--------|---------|
| Herman | | | | | X | |
| Mardian | X | | X | | | |
| Malekian | | | | | | X |
| Sarkisian | | X | X | | | |
| Simonian | | | X | | | |
| Totals | | | 3 | 0 | | |
| DRB Decision | Approve with Conditions | | | | | |

Conditions:

1. Introduce a different material (e.g. stone) or a darker color for the planter wall along the Verdugo Road elevation.
2. Provide another tree along the Verdugo Road façade in front of the windowless portion of the wall to soften the appearance of this area.
3. Skim coat all existing stucco surfaces so that all new and existing stucco will have a uniform and consistent appearance.

Analysis

Site Planning: *The addition and garage expansion will not greatly alter the existing site plan. The existing residence is located in the middle of the lot, while the detached garage is situated at the northeast corner of the property. The locations of the proposed addition and garage expansion are effective in providing the necessary indoor and outdoor living spaces. The proposal will minimally change the existing site planning and make appropriate use of the available areas of the lot.*

Mass and Scale: *The existing building projects a low horizontal appearance due to its one story volume and the proposed addition will help maintain this mass and scale. The project employs other design techniques that contribute to a sensible mass despite an enlarged building footprint. These techniques include modulating the building facades, utilization of large windows and glass doors, as well as appropriateness in the overall fenestration pattern. The low-lying appearance of the residence also makes its mass and scale appropriate.*

