

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 12, 2013 DRB Case No. PDR 1318507
 Address 4025 La Crescenta Ave.
 Applicant Kendall Hales

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian			X			
Sarkisian	X		X			
Simonian			X			
Totals			4			
DRB Decision		Approve with conditions				

Conditions:

1. Incorporate additional siding at the projecting bay at the south side of the east façade to reflect the alternate design distributed at the hearing.
2. Color palette must reflect those shown in the rendering rather than the sample board.
3. If a railing is required at the front steps, provide staff with detail drawings and material selection for review and approval.

Consideration:

1. Consider reducing the size and/or number of attic vents at the roof.

Analysis:

Site Planning: *The site planning for the new residence and attached two-car garage is determined by the preservation of the existing Oak trees on-site, the angled lot shape and the required setbacks for single family residences on multi-family residentially-zoned properties. The house will be developed between the Oak tree located towards the center of the lot and the front setback. The house and attached garage are appropriately oriented towards La Crescenta Drive, while the majority of the westerly half of the lot is left as open space for the rear yard. The project complies with all required setbacks and landscaping requirements. Overall, the proposed site plan is compatible with the adjacent developments.*

Mass and Scale: *The project's two-story massing is compatible with three-story, multi-family development to the north, the recently approved 2-story house to the south, and the mix of commercial and multi-family residential*

projects along La Crescenta Avenue. The configuration of building forms resulting from the various required setbacks and the preservation of the Oak trees and the treatment of the façades all help in reducing the perceived mass and scale. Therefore, the proposed massing and scale of the project appears compatible with the surrounding neighborhood.

Building Design and Details: The proposed design is comprised of quality materials, colors and details that are used consistently throughout the building. The materials and treatments are fitting for the proposed Neo-Craftsman house. There is a mix of architectural styles in the neighborhood and the proposed Neo-Craftsman design is consistently handled and appropriate for the site and the neighborhood. Furthermore, the proposed residence will be complimentary to the adjacent house proposed by the same applicant and approved by DRB on August 22, 2013.

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

Vilia Zemaitaitis

