



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 14, 2017 DRB Case No. PDR1702331

Address 1849 Los Encinos Avenue

Applicant Hamlet Zohrabians

PROPOSAL: The applicant is proposing to demolish an existing one-story, 948 square-foot single-family residence with a detached two-car garage (built in 1934) and to construct a new two-story, 3,264 square-foot single-family residence with an attached two-car garage on a 10,140 square-foot lot in R1R (Restricted Residential) Zone, Floor Area Ratio District II.

DESIGN REVIEW

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--------------------------|-----|----|--------|---------|
| Arzoumanian | | | X | | | |
| Benlian | | | X | | | |
| Charchian | X | | X | | | |
| Malekian | | | | X | | |
| Simonian | | X | X | | | |
| Totals | | | 4 | 1 | | |
| DRB Decision | | Approve with conditions. | | | | |

CONDITIONS:

1. Lower the first floor plate height to 10 feet and the second floor plate height to 8 feet and/or implement Condition 2.
2. Relocate the bedroom from above the garage to the west side of the second floor (and/or implement Condition 1).
3. If only Condition 1 is proposed and the second floor remains over the garage, this wing must be depressed into the ground to have the garage floor level be one foot below the proposed level, while also meeting the plate height requirements of Condition 1 for both floors.
4. Eliminate the second-floor balconies proposed at the front and rear facades.
5. Reduce the roof pitch from 4:12 to 3:12.
6. Obtain an indigenous tree permit and comply with all measures identified by the City's Urban Forestry Section and an indigenous tree report prepared by the Arborist of Record to protect all identified indigenous trees on the site and within 20 feet of the site before and during construction.

7. Provide a natural color palette for the stucco finish that complements the overall building design and is in keeping with the Hillside Design Guidelines.

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 proposal will not alter the site planning of the lot significantly as the proposed house will be sited on the existing flat pad and will be extended towards the east of the site to maintain the existing indigenous oak trees on the site.
- The existing detached two-car garage will be replaced with an attached two-car garage. The new garage configuration is compatible with the predominant pattern on Los Encinos Avenue.
- The driveway location is unchanged but decorative pavers will be added.
- The new house will have a 16'-9" front setback which is greater than the neighborhood average of 15.5 feet. The new house will have a distance from the interior property line of 26'-5" to the west, 15'-9" distance from the easterly property line, and 15'-5" from the northerly property line to provide Zoning Code compliant distances from adjacent properties.
- The location of the new entrance to the house will change the orientation and width of the existing stairway. The new concrete entry stairs will have stone retaining walls at each side with a maximum height of 3'-0" to match the existing stone retaining walls. There are no proposed changes to the existing 3'-0" high retaining wall (river stone) at the front of the house that runs parallel to the street.
- A proposed 3'-0" high retaining wall will match the existing stacked block walls at the rear of the building and is appropriate to the existing site planning and blends into the natural landscape.
- New 6'-0" high wood fences are proposed at the west side of the house facing Los Encinos Avenue and along the property line at the rear of the property (northeast). The new wood fence will match the existing wood fence along the westerly property line and will be complementary to the proposed site planning and architectural style.
- All indigenous trees on the lot and within 20'-0" of the lot will be maintained. A condition of approval is recommended that the applicant comply with all measures as recommended by the Arborist of Record and required by the City's Urban Forestry Section to protect the indigenous trees before and during the construction.
- New drought tolerant landscaping is complementary to the proposed project.

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 proportions of the proposed two-story house including the second floor setbacks and articulations at the elevations relates to its surrounding context. For better compatibility with the neighborhood context, which consists of one-story and two-story houses, and to avoid the sense of monumentality, conditions of approval have been put forth to reduce the overall building height and massing: Lower the first floor plate height to 10 feet and the second floor plate height to 8 feet and/or relocate the bedroom from above the garage to the west side of the second floor (either in lieu of, or in addition to, meeting the reduced plate heights). If only the reduction in plate heights is proposed and the second floor remains over the garage, this wing must be depressed into the ground to have the garage floor level be one foot below the proposed level, while also meeting the plate height reductions for both floors.

- The overall height of the proposed two-story house is 27'-6", though this height may change depending on which of the conditions are chosen by the applicant. The maximum allowable height in this zone is 35 feet with a minimum roof pitch of 3 to 12 feet.
- The second floor of the proposed house is setback 11'-9" from the first floor along the street frontage and is setback 4'-5" from the attached garage to the east side, which is located 28'-6" far from the front property line to reduce the mass and scale of the proposed two-story building.
- Two proposed terraces, at the front and rear of the house are well integrated into the overall design and allow the building to terrace or step down.
- The proposed gable roofs with a 4:12 pitch were conditioned to be reduced to a 3:12 pitch to reduce the overall building mass, and are consistent with the overall building design.
- As evident in the submitted cross-section drawings, the height and massing of the proposed residence appropriately fits within its hillside context.

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 design and detailing of the proposed two-story house including smooth stucco finish, metal roof, wood siding, stone veneer, and boxed eaves are consistent with the proposed Contemporary architectural style and appropriate to the surrounding; however, the white stucco finish does not meet the goals of the Hillside Design Guidelines. Staff recommends use of a natural color palette for the stucco finish.
- Due to the hillside topography in the area, the subject property is sited at a lower elevation than the existing one-story houses at the north side of the property (rear). This helps to protect the privacy of adjoining neighbors to the north. The proposed house is sufficiently distanced from the adjacent two-story buildings to the east and west side.
- The proposed front entry consists of a single leaf wooden door with sidelights. The entry is well integrated into the overall design.
- The proposed fiberglass, bronze color windows consist of casement and fixed windows appropriately recessed within the walls, and will have wood sills.
- The proposed chimney on the west elevation will have stone veneer.

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