

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 13, 2014 DRB Case No. PDR-1415488
 Address 2631 Hermosa Avenue
 Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Mardian			X			
Malekian					X	
Palmer			X			
Simonian	X		X			
Totals			4	0	1	
DRB Decision	Approve with conditions.					

Conditions:

1. Front porch: increase the depth of the front porch area by 12" - 18" to be more useable and fitting of the craftsman style;
2. Washed stone: at front elevation it's use is excessive and needs refinement; If used should match the existing stone retaining wall; if used, should also be applied to the rear building for consistency of materials and design;
3. Elevations: overall lack depth; details and embellishments are too simple. Further study and work with staff to refine finish materials and placement, as well as other elements of craftsman style such as larger roof overhangs, exposed beams and braces, attic vents, to add the necessary details;
4. Hardscape: reduce the excessive amount by using decorative pavers or grasscrete;
5. Electric meters: locate where screened from view;
6. Refuse Plan: document location and details of enclosure on plans for final review by staff;
7. Gutter and downspouts: show locations and design on plans for final review by staff;
8. Front yard landscape: too many trees; oak tree to remain and omit 2 trees on sides;
9. Maintain the existing stone wall along the front of the property.

Considerations:

1. Grading plan: a compromise grading plan should be considered that balances the export of soil and extensive retaining walls with the potential reduction of building height shown on the current plans;
2. Siding materials: the use of shingles with horizontal siding or another craftsman inspired siding application should be considered if stone detailing cannot be resolved;
3. A non-gated entry approach to the project is preferred.

ANALYSIS:

Site Planning: The proposed development would be divided into two buildings separated by landscaping and would be compatible with the modest development pattern in the neighborhood. The proposed location of the garages would enhance the streetscape by reducing the visibility of the garages from the street and the location of the driveway on the east side of the site would maintain a desirable separation between the proposed buildings and the multi-family residential development under construction to the east. Also, the proposal would provide for a large landscaped front yard while maintaining an existing stone retaining wall along the front of the property characteristic of walls in the area.

Mass and Scale: The design of the front unit as a single-story building with a large required landscaped front setback would integrate with the neighboring properties and development pattern. The proposed buildings display significant façade articulation with a recessed porch and with the second story of the rear duplex stepped back and further articulated by roofed areas between the two levels. The proposed gable roof design with low pitches would maintain a low building profile and integrate with the roof forms in the neighborhood.

Design and Detailing: The proposed building materials and finishes, consisting of stone veneer, tan-colored horizontal siding, shingle siding, slate-colored composition shingle roofing, and white fascias, doors and windows, are compatible with each other, consistent with the proposed Craftsman style and considered of high-quality appropriate to the neighborhood. The front entrances to the units are located in well-defined recesses in the buildings and are covered with roofed areas that are integrated into the overall roof design. Also, the existing stone retaining wall along the front of the property is a characteristic feature in the area and is proposed to remain as part of the front yard treatment. Interlocking pavers or stamped concrete in the driveway areas would enhance the driveway treatment and define a pedestrian pathway.

DRB Staff Member Chris Baghdikian, Planner