

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 10, 2013 DRB Case No. PDR 1308302-A
 Address 2631 Hermosa Ave
 Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian			x			
Malekian	x		x			
Sarkisian		x	x			
Simonian					x	
Totals			3	0	1	0
DRB Decision		Approved with conditions				

Conditions:

1. Maintain the existing stone walls at the front and rear portions of the property.
2. Hung or casement windows should be substituted for the proposed sliders; nail-in frames are acceptable due to proposed window trim.
3. Incorporate a compatible wall trellis below the projecting trellis at the southeast façade to further integrate this feature into the overall design.
4. Provide a pedestrian access path for the middle and rear units at one of two possible locations:
 - 1) A separate path at the west side of the property, running between the property line and the rear yard of the front unit and then to the east through the common space between the buildings; or,
 - 2) A clear change in the paving along the eastern side of the driveway to indicate a safe path of travel to the rear units.
5. Provide attic vents at all gables that are appropriate to the Craftsman style.
6. Show all gutters and downspouts on the drawings.
7. Indicate the location of all HVAC units on the site plan.

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 site would maintain a desirable separation between the proposed buildings and the single-family residential development or proposed multi-family development 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 proposed front building would provide a large required landscaped front setback and would integrate with the neighboring properties and development pattern. The proposed two-story buildings display significant façade articulation and second stories that are stepped back from the first stories with roof sections defining the floor separations. The proposed gable roofs 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 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 in the driveway would enhance the driveway treatment.*

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

Chris Baghdikian