

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2013

DRB Case No. PDR 1312543

Address 4021 La Crescenta Ave.

Applicant Kendall Hales

Design Review

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

Conditions:

1. Remove the second-floor bedroom above the living room from the project, as shown in the "Version 2" rendering, to produce a one-story wing projecting toward the street intersection, thereby reducing the sense of mass at this location.
2. Protect the mature pine tree near the corner throughout the construction process to ensure that the work will not affect its long term viability. If the pine tree shows signs of damage or disease brought about by the construction and site work within five years of the date of the final building inspection, it will be replaced with a protected tree (oak, sycamore, bay laurel) in a 36" box.
3. Consider introducing a small window at the end of the projection on the second floor facing Manhattan Avenue to add visual interest to the blank wall.

Analysis:

Site Planning: The site planning for the new residence and attached two car garage is constrained by the corner lot location, the required setbacks for single family residences on multi-family residentially-zoned properties, and the preservation of the mature pine tree. The proposed project is setback away from La Crescenta Avenue and the corner intersection, while the front entry, driveway and two-car garage are oriented towards Manhattan Avenue. This side street orientation of the new single family residence is appropriate given the existing development and zoning along Manhattan Avenue of single family houses. The mature pine tree towards the south-east corner intersection of the lot will be maintained, while the majority of the street setback areas will be landscaped and the north-west corner of the lot will be devoted as the residence's "rear yard". Overall, the proposed site plan is compatible with the adjacent developments.

Mass and Scale: *The proposed two-story single-family house, located on multi-family residential zoned lot on a Major Arterial, is compatible with the surrounding development pattern. The lower density and 2-story massing provide an appropriate transition between the single family homes to the east along Manhattan Avenue and the multi-family and commercial structures along La Crescenta Avenue. The configuration of building forms results from the various required setbacks, while the location on a corner lot away from the intersection and the treatment of the façades help reduce any perceived massing. As conditioned, the residence will have a one-story building form facing Manhattan Avenue that will appear more consistent with the one-story residences along Manhattan Avenue. Therefore, the proposed massing and scale of the project will appear compatible with the surrounding neighborhood.*

Building Design and Details: *The proposal is a Neo-Craftsman style residence featuring various cladding materials and decorative elements that are appropriate to the design. The proposed high quality materials, earth-toned colors and Craftsman-influenced details are used consistently throughout the building. 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.*

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