



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 9, 2021 **DRB Case No.** PDR 2113589

Address 2806 Manhattan Avenue

Applicant Mikayel Yengibaryan

Project Summary:

To add a 1,793 square-foot, two story addition to the side and rear of an existing one-story, 1,400 square-foot, single-family dwelling (built in 1945) with an existing detached, two-car garage. The total square footage will be 3,192.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian					X	
Tchaghayan	X		X			
Welch			X			
Totals			3	0		
DRB Decision		Approve with Conditions.				

Conditions:

1. Reduce the visible mass of the house, especially at the east and south facades, by reducing the overall square footage (by up to 20%) and/or lowering the east side of the house to create a split-level design at the first and second floors.
2. Provide trees or other tall plantings at the rear yard to screen and soften the mass of the house as viewed from the south.
3. That in lieu of windows constructed of vinyl material, an alternative higher quality material, such as fiberglass or wood should be provided to enhance the detailing of the overall building.
4. The property shall be re-landscaped with a variety of variety of California-friendly shrubs and ground cover to reintroduce a verdant appearance from the street to complement the building design, and enhance the property's curb appeal.

5. Horizontal siding at the second level should continue onto the south (rear) façade to enhance the appearance of the second floor addition, as viewed from La Crescenta Avenue.
6. The location of the gates shown on the site plan shall be set back from the front corners of the house. Prior to plan check submittal, a gate design consistent with the traditional style of the house shall be provided on drawings for staff's review.
7. Prior to plan check submittal, revised drawings with the locations and appearance of the fixtures shall be provided to staff for review. Locations should be limited to access and gathering points, and the fixtures should complement the traditional design. Lights in the roof eaves are not appropriate.
8. The spacing between the two columns at the porch shall be increased to avoid visual interference with the entry door side lights. The posts should also be somewhat wider to provide better visual support for the trellis above.
9. Redesign the porch railings to be more open and better complement the traditional design.

Consideration

1. The (unidentified) tree located at the front yard should be preserved to maintained for its existing canopy and mature appearance.

Determination of Compatibility: Site Planning

The project's site planning is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The project does not significantly alter the site planning of the lot, as the additions generally follow the irregular shape of the lot.
- The existing dwelling is configured with a non-conforming street front setback at 23 feet. The proposed street front additions will be set back further away from the street (26 feet proposed; 25 feet required), thereby maintaining the prevailing street front setback of the neighborhood.
- The interior yard setbacks of the additions will be set back six feet and approximately 42 feet from the eastern and southern interior property lines, respectively. The western interior setback will remain unchanged. The new second level will be stepped back 13'-9" from the first level to reduce mass and avoid an overbearing appearance from the street.

Determination of Compatibility: Mass and Scale

The massing and scale are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- As conditioned, the overall square footage for the additions will be reduced (by up to 20%) and/or lowered at the east side of the house to create a split-level design between the first and second floors, thereby reducing the mass and scale of the building.
- The maximum height of the dwelling will be 28 feet, and is designed well to complement the surrounding neighborhood context.
- As conditioned, the second-story addition will be well integrated into the existing roof, which helps reduce its sense of mass.

Determination of Compatibility: Design and Detailing

The project's design and detailing are appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The project incorporates design details that are complementary to the existing style of the single-family dwelling, such as, stucco, horizontal wooden or cementitious fiberboard siding, asphalt shingles,
- The project will include a variety recessed, nail-in, vinyl windows with sills to complement the window placement and treatment on the existing portions of the building. A condition has been included that in lieu of vinyl material, the windows should be constructed quality material, such as fiberglass or wood, to enhance the detailing of the project.
- Prior to plan check submittal, drawings shall be revised to indicate the locations and appearance of the fixtures for staff review.

DRB Staff Member Dennis Joe, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.