



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 9, 2023 **DRB Case No.** PDR-002026-2023

Address 4208 York Ave/APN 5606-013-062

Applicant Rafael Estevez

Project Summary:

With the lot lines reconfigured for the project site totaling 15,603 square feet (SF), the applicant is requesting to demolish the existing one-story, 756 SF single family dwelling (constructed in 1924) and one-car garage and to construct two new single family residences on the reconfigured lots located in the R1 II (Low Density Residential, Floor Area District II) zone. Case No. PDR-002026-2023 consists of a new one-story, 2,220 SF single family residence with an attached two-car garage on a 6,619 SF flag lot.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian	X		X			
Simonian					X	
Tchaghayan			X			
Welch		X				
Totals			3	0	2	
DRB Decision		Approved with Conditions				

Conditions:

1. Prior to plan check submittal, the door design shall be provided for staff's review and approval to match the style of the building.
2. The windows on the building be constructed with a recessed placement retreated with wood sills and surrounds to enhance the overall design aesthetic and complement the Minimal Traditional style.
3. Should the project include a perimeter wall, decorative material that is durable and suitable for exterior use should be employed, such as, wood, wrought iron, stone, split

face block or block walls finished stucco should be used for walls and fences. The use of chain-link, vinyl or other plastic material is to be avoided.

4. As conditioned by the Urban Forester, one (1) additional new coast live oak tree shall be included in the new landscaping plan for each new residence associated with Lot Line Adjustment Case No. PLLA 2103999 for a total of two (2) coast live oak trees within the City's parkway.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed building is appropriate for the surrounding neighborhood because it will be centrally located on the parcel and set back 25 feet from New York Avenue complementary to the setback rhythm of the street.
- Though the 18-inch coast live oak was removed, as mitigation the Urban Forester required a condition that one (1) additional new coast live oak tree within the city parkway are to be included in the new landscaping plan for each new residence.
- As conditioned, should the project include a perimeter wall, the design of the wall/fences include a decorative material, such as, wood, wrought iron, stone, split face block or block walls finished stucco. The use of vinyl or other plastic material is to be avoided.

Determination of Compatibility: Mass and Scale

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

- The one-story new single-family dwelling will be 19-feet, 4-inches in height and is designed with a massing concept that is a proper fit with the neighborhood. The project site is bounded by single-family dwellings to the north, west and east and the 210 freeway to the south.
- The pitched gable roof design will be consistent with the overall building design and relate well with the building concept.

Determination of Compatibility: Design and Detailing

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

- The project incorporates design details that are complementary to the desired Minimal Traditional style of the new single-family dwelling with composite horizontal siding, asphalt shingles and wooden fascia.
- The windows throughout the new dwelling include nail-on (flush), vinyl windows with horizontal sliding operations throughout the building. A condition is incorporated for the windows be constructed with a recessed placement retreated with wood sills and

surrounds to enhance the overall design aesthetic and complement the Minimal Traditional style.

- While the design for the front entry door and side light were not provided, a condition is incorporated requiring for details of the door design are to be provided for staff's review prior to building plan check.

DRB Staff Member Dennis Joe, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.