



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 12, 2017

DRB Case No. PDR 1709740

Address 3917 El Lado Drive

Applicant Philip Chan

**PROPOSAL:** To construct a new two-story, 3,420 square-foot single family residence (because more than 50% of the exterior walls and roof of the existing, one-story, 1,691 SF house (built in 1959) is to be removed, the project is considered “new construction”) on a 8,560 SF lot, zoned R1R (FAR District II). The existing two-car detached garage will be maintained.

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian					X	
Charchian			X			
Malekian			X			
Simonian	X		X			
Totals			4			
<b>DRB Decision</b>		Approve with conditions.				

### CONDITIONS:

1. Revise design of roofline at the west façade to provide a more traditional, balanced composition. Consider eliminating the chimney and extending a section of pitched roof down from the ridge toward the rear.
2. Reposition and/or resize the shed dormer at the front elevation to provide greater symmetry and/or alignment with the first floor windows below.
3. Specify higher quality windows made of fiberglass, wood, or aluminum-clad wood.
4. Modify the existing driveway and introduce paver ribbons, either parallel to the street or along the edges, and then continue this treatment until the front of the house.
5. Ensure that the size of the garage meets all requirements of the Zoning Code.

## **ANALYSIS:**

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

- The proposed site plan will be similar to the current site conditions, though the existing building footprint of the current 1,691 square-foot house centered on the lot will be expanded slightly at the front and more at the rear to encompass the new 2,045 SF first floor. The new house complies with the required interior setbacks (10-foot minimum along the sides), and will provide a greater interior setback from the neighbor along the westerly interior property line.
- The existing residence is located approximately 27 feet back from the front property line, and the new house will feature a 25-foot setback, which is still consistent with the surrounding neighborhood pattern and greater than the minimum 15-foot street front setback required by Code. The site plan depicts the adjacent residences' outlines (Sheet a1.1) and the proposed house is in line with its neighbors.
- Access to the existing, detached two-car garage (to be maintained/remain) at the rear will still be provided via the existing driveway along the easterly property line. The garage must comply with the Zoning Code standards for new construction (minimum 20' by 20' interior, with a 16' door). The portion of the existing driveway between the house and the front property line is proposed to be saw cut with rectilinear score lines to meet the code-requirement of a decorative driveway for new construction. Staff recommends that the existing driveway be modified and paver ribbons be introduced either parallel to the street or along the edges to meet the intent of a "decorative driveway", and that this treatment continue until the front of the house.
- Aside from the building footprint, garage and driveway, and front walkway, and a covered porch at the rear, the site plan is devoted to landscaping. Overall, the project complies with the minimum 40% landscaping requirement and all new landscaping drought-tolerant.

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

- The current house is one-story and the proposed project would result in a two-story building form with an overall height of 24 feet (less than the 32 feet, or 35 feet maximum with a pitched roof, in the R1R zone).
- The house will be the largest in the survey area in terms of size and floor area ratio. However, the architect has designed the project to concentrate the massing and bulk of the project towards the rear. From the street, the project features a steeply pitched (11:12), side-gabled roof form with an intersecting gable for the front entry and a shed dormer, specifically designed to give the impression of a 1½ story structure at the front and to minimize the overall mass when viewed from El Lado Drive (see perspective drawing and Sheet A3). This helps make the two-story proposal more compatible with the surrounding, primarily one-story houses. The rear elevation, on the other hand, features a bulkier mass and shallower roof design (with a 2:12 pitch side gable roof) with larger dormers (in a 3:12 pitch) to expand the living space on the second floor at the back of the house. This is appropriate, since the massing at the rear directly faces the Verdugo Channel Wash and is not anticipated to impact the surrounding neighbors; only the side elevations will be visible to the neighbors directly to the east and west.
- The project does not result in any privacy impacts, since no second floor balconies are proposed and the windows on the upper floor facing the adjacent neighbors are either bathroom windows (east elevation) or a smaller, secondary bedroom window (west elevation).

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

- The proposed house is designed to be something of a contemporary combination of Tudor Revival and Cape Cod styles, with steeply pitched roof at the front elevation, combination of wood siding, wood shingle, and stone veneer, traditional round columns, dormers, casement windows and shutters. Faux chimneys with decorative metal shrouds are proposed on the roof gable ends. This hybrid of traditional styles helps it fit in with its traditional Ranch style neighborhood.

- An overhanging roof eave area on the front façade gives the impression of a porch and shelters the well-proportioned front entry door with side lights. The design of front entry is well-integrated into the street elevation and provides an appropriate and not overly monumental focal point in relation to the steeply pitched roof form with side gable ends.
- Simulated divided light (SDL), casement windows are proposed throughout the house, and a window detail, showing wood trim and sills, is included in the plan packet (Sheet A-6).
- Appropriate materials are proposed for the chosen architectural style: wood siding and shingles, woodshake-like roof tiles, stone veneer, rounded wood columns, architectural wood work. The textures and material reinforce the contemporary interpretation of traditional styles.
- The proposed neutral color palette, accented by an off-white for the window/door trims, fascia boards, wood columns and woodwork, and a blue door for a pop of color, blends within 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, AICP, Senior Planner