



**DESIGN REVIEW BOARD
RECORD OF DECISION**

Meeting Date February 14, 2019 DRB Case No. PDR 1801572
Address 3120 N. Verdugo Road
Applicant Edward Hagobian

PROPOSAL: To construct a new three-story, 2,062 square-foot single-family residence (including 78 square feet of garage area in excess of 500 square feet) with an attached, 577 square-foot two-car garage on a 5,201 square-foot, undeveloped lot in the R1, Floor Area Ratio District II zone.

DESIGN REVIEW

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

CONDITIONS:

1. Redesign the front and side facades to reduce the overall sense of boxiness and visually break up the building mass. A variety of means may help accomplish this, including: increasing the number and size of windows; wrapping the front corners using windows, recessed panels infilled with cladding, and/or other methods to break up the mass; enhancing the horizontality of the design using cladding, windows or other means; softening the upper walls at the roofline by introducing a stepped back parapet, introducing canopies or other projecting elements, or other methods to break up the mass at this area.
2. Redesign the lower portion of the south side façade adjacent to the garage that is exposed to view due to its relation to the neighboring property.
3. Reduce the amount of stucco at the front and side façade by increasing the amount of other cladding materials to soften the overall appearance of the house.
4. Revise the design of the fence at the south side of the property to make it more consistent with the appearance of other railings and the overall design.
5. The railing along the stairs on the north side of the house shall be located on the wall of the house or eliminated.

6. Specify decorative and permeable paving materials.

CONSIDERATIONS:

None.

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

- The location of the building on the property is consistent with the neighboring development pattern.
- The location of the attached garage in the front portion of the property is consistent with the neighboring development pattern.
- The proposed landscape plan will maintain the existing indigenous trees and will provide for additional oak trees.
- Retaining and fence walls, as conditioned, will be of textured concrete block consistent with the guidelines.

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

- The building mass will step back from the front following the topography similar to the massing of the adjacent buildings.
- The building will be designed in the Modern style consistent with the proposed massing.
- The building, as conditioned, will consist of appropriately-proportioned, articulated, rectangular volumes expressed with different materials and colors that will reduce the visual mass.
- Proposed flat roofs will be consistent with the Modern style.

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

- The main entry is integrated into the house.
- Window and door frames will be dark bronze color and will be proportioned consistently with the building volumes.
- Quality materials appropriate to the Modern style will include siding, stucco, stainless steel railing, and glass garage door. A consideration is recommended to include more siding.
- Paving materials, as conditioned, will be consistent with the guidelines.

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DRB Staff Member

Chris Baghdikian

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.