



## DESIGN REVIEW BOARD RECORD OF DECISION

<b>Meeting Date</b>	<u>May 9, 2019</u>	<b>DRB Case No.</b>	<u>PDR 1831067</u>
		<b>Address</b>	<u>2641 E. Glenoaks Blvd.</u>
		<b>Applicant</b>	<u>Anet Minasian</u>

**Project Summary:**

To demolish the existing one-story, 1,319 square-foot, single-family residence and the detached two-car garage (constructed in 1939), and to construct a new 3,253 square-foot, two-story single family residence and a new detached two-car garage on a 9,820 square-foot lot located in the R1 (Floor Area Ratio District II) Zone.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					<b>x</b>	
Benlian			<b>x</b>			
Boyajyan		<b>x</b>	<b>x</b>			
Simonian	<b>x</b>		<b>x</b>			
<b>Totals</b>			<b>3</b>	<b>0</b>	<b>1</b>	
<b>DRB Decision</b>		<b>Approved with Conditions</b>				

**Conditions:**

1. Replace the lap siding with smooth finish stucco for consistency with the architectural style of the house.
2. Increase the size of the center mullion on the street –facing corner window for consistency of design and proportions.
3. Provide specifications for the permeable pavers for the driveway compatible with the architectural style.
4. Obtain all required indigenous tree permit(s) prior to building permit issuance.

**Analysis**

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

- The new two-story house and detached two-car garage are consistent with the site planning of the neighboring properties. The new house will not alter the site planning of the existing

house significantly. The location of the new two-story house, garage, and driveway will remain almost unchanged.

- The new front setback of 25'-2" is in keeping with the front setback of the existing house and neighboring properties to the east and west.
- There is no change to the existing driveway opening from Glenoaks Boulevard; however, the location of driveway will be slightly changed due to the new porte cochere.
- Permeable pavers are shown along the driveway. However, a condition of approval is added to provide specifications and detail of the new pavers for the staff review and approval.
- The existing detached two-car garage will be replaced with a new detached two-car garage in essentially same location. The new garage reflects the architectural style of the new two-story house.
- New drought-tolerant plants and trees complement the overall design. New plants around the oak trees are chosen from a list of plants suitable for planting oak communities provided by the City's Urban Forestry; however, the project shall comply with the City's Indigenous Tree Ordinance and it will be reviewed and approved by Public Works Division/ Urban Forestry prior to the building permit issuance.

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

- The massing of the new house reinforces an architectural style (Tudor Revival) characterized by steep-pitched roofs that add height and volume to the structure. This architectural style is not commonly found in this neighborhood. However, as designed, the house fits within the context, scale and proportions of the neighborhood's one and two-story houses, the site and its surroundings.
- The project is designed in a contemporary Tudor Revival Architectural Style and features a recessed arched entry, projecting two-story bay window (square bay window) at the front facade, steeply pitched roofs, front dormers, a porte cochere, chimney, rear balcony and minimal setbacks at the front and side elevations that provide articulation to the building.
- The overall height of the house will be 28'-0", the maximum allowable height in this zone for houses with a minimum pitch of three (3:12) inches in twelve inches.
- The roof configuration features a combination of steep pitch gable roofs at six (6:12), nine (9:12), and twelve (12:12) inches rise per 12 inches in length that are appropriate to the overall context and design. The arrangement of the varied roof pitches minimize the building mass and height associated with the architectural style.
- The new two-car garage is appropriate to the design and scale of the house and features a gable roof with eight inches in twelve inches pitch (8:12).

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

- With the exception of the lap siding, the project architectural details and materials including metal siding, brick veneer, wooden corbels, steel gate and railings, primary steel and glass entry door, and overall materials, textures, and colors reinforce the character-defining features of the Tudor Revival architectural style. A condition is added to substitute the lap siding with a smooth stucco finish compatible with the style of the house.
- The new house fits within the neighborhood of various architectural styles.
- The recessed front entry is well integrated into the overall design and features an arched head and decorative trim appropriate to the design concept.
- The material and size of the windows are appropriate to the style of the house. The new windows throughout the house will be recessed, aluminum fixed and casement windows with external grids and brick sills and lintels. A conditions of approval is added for a modification to the street facing corner window to increase the size of the center mullion for consistency of style and proportions.

- The roof of the house and garage will feature “asphalt shingle” appropriate to the design and detailing.
- Permeable pavers are shown for the driveway. However, a condition of approval is added to provide specifications and details of the new pavers compatible with the architectural style.
- The trash storage area and new air-conditioning unit are located in an area out of public view.

DRB Staff Member Aileen Babakhani

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.