



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 28, 2021 DRB Case No. PDR 1823376

Address 2760 Hermosa Avenue

Applicant Hamlet Zohrabians

Project Summary:

The applicant is proposing to demolish an existing 1,157 square-foot single-family dwelling and detached garage (built 1940), and to construct a new, 7,235 square-foot, three-story, 5-unit multi-family dwelling building with a 14 space subterranean garage on a 10,200 square-foot, located in the R1650 (Medium-High Density Residential) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Smith			X			
Welch			X			
(vacant)						
Totals			4	0		
DRB Decision		Approved with conditions.				

Conditions:

1. Submit cut-sheets for each prefinished EIFS element for staff review and approval prior to permit issuance.
2. Obtain approval of an Indigenous Tree Permit by the Urban Forester that incorporates protection measures to preserve tree #7 during construction, and placement of the three required California Coast Live Oak replacement trees for the loss of tree #4.
3. Relocate the trash enclosure away from the front entries of the residential units and within the subterranean garage at an acceptable location determined by Public Works Integrated Waste.

Analysis:

Site Planning:

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

- Overall, the building's footprint follows the general shape of the lot and avoids placement within the critical root zone of tree #7, allowing this large oak to be preserved.
- The building will be configured with code compliant street front, street side and interior setbacks at all three levels of the building, consistent with other multi-family buildings in the neighborhood.
- The property will be re-landscaped with a variety of California-friendly trees, shrubs and ground cover, which will complement the building's design. As mitigation for the loss of tree #4, a total of five Coast Live Oak trees are proposed along Hermosa Avenue and the southernmost portion of the property. Conditions are included requiring approval of an Indigenous Tree Permit for the removal of tree #4, retention of tree #7 and placement of the replacement trees.

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 proposed building will be similar in height to its immediate neighbors. Its mass and scale are in keeping with the area and appropriate to the areas building types and sizes.
- The upper floors will be set back from the ground level at the front and side elevations, appropriately articulating the building's volume. Additionally, the interior and street elevations avoid long continuous unarticulated building walls and is appropriate for the surrounding context.
- The proposal will preserve a mature oak tree (tree #7) located at the northeast portion of the property, which sets back the building further away from Hermosa Avenue. The appearance of a deeper landscaped front yard further reduces the building's mass viewed from Hermosa Avenue.

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 immediate neighborhood along Hermosa Avenue and La Crescenta Avenue features numerous multi-family dwellings in a variety of styles. The proposed style of the dwelling is well designed and will enhance the architectural quality of the surrounding area.
- The windows and doors are constructed of fiberglass nail-on with a dark bronze finish. These windows will consist of a mix of casement and fixed windows with a recessed placement, sills and stucco bullnose surrounds.

- To ensure design consistency and avoid the appearance of field-finished EIFS, a condition is included calling for submittal of cut-sheet of all EIFS elements for staff review and approval.

DRB Staff Member Dennis Joe, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.