



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 11, 2024 **DRB Case No.** PDR-002471-2023

Address 1433 Mildine Drive

Applicant Ben Pock

Project Summary:

To add a new 720 square-foot (SF) second story addition and add a 253 SF to the first floor of an existing 1,330 SF one-story single-family residence (built in 1941) with an existing detached two-car garage on a 6,860 square-foot lot zoned R1 (Floor Area District II).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian		X	X			
Simonian			X			
Tchaghayan					X	
Welch	X		X			
Totals						
DRB Decision		Approve with Conditions				

Condition:

1. The applicant shall comply with all of the recommendations identified in the Urban Forestry Division Comments dated, December 11, 2023.
2. The applicant shall comply with all of the recommendations identified in the Public Works-Traffic Engineering Division Comments dated, March 11, 2024.
3. Revise the window details to include vertical and horizontal sections for each window type that shows the recess, sill and frame and the placement of the nail-in flange, and external grids as applicable.

Determination of Compatibility: Site Planning

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

- Overall, the project site planning remains relatively unchanged, with the building centrally situated on the lot.
- The proposed addition will expand the building footprint at the rear in an established hardscape area and is not visible from the public right-of-way.
- There is a prevailing setback of 25 feet along Mildine Drive, which will be maintained with the addition. The house will continue to be aligned with the prevailing street front setback in the immediate neighborhood.
- There are no other changes proposed to the project site, and all landscaping will be maintained, including the existing mature trees. While there are no protected trees on-site, the Public Works Urban Forestry Division has noted that there is an existing city street tree in the right-of-way that would need to be protected during construction. A condition of approval requires that the applicant comply with Urban Forestry Division requirements.

Determination of Compatibility: Mass and Scale

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

- Overall, the mass and scale of the two-story project are appropriate to the design and neighborhood context.
- The predominant neighborhood pattern on Mildine Drive consists of one-story houses with only one two-story house across the street from the property and a couple more nearby along Roselawn and La Crescenta Avenues.
- The new second story addition is appropriately integrated into the existing residence's minimal traditional architectural style with the second floor setback from the first floor along the street-frontage and between the adjacent properties, minimizing the visual impact of the added massing.
- The overall height of the house will be 26'-11", where 28'-0" is the maximum height permitted for a house with a pitched roof.
- The existing one-story house has a gable roof design with a 7:12 roof pitch. The addition proposes a hipped-roof design for the new second story with a matching 7:12 roof pitch. While different from the existing roof design, the hipped-roof form is appropriate, and it minimizes the visual impact of the larger building.

Determination of Compatibility: Design and Detailing

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

- Overall, the consistent use of materials and colors throughout the addition are consistent with the existing minimal traditional style of the house.
- The new windows are appropriately placed, and the operations are consistent with the architectural style. A condition of approval requires additional information be provided as it relates to the window section details.
- The addition will feature black composition roof shingles, sand finish stucco and louvered shutters that are consistent with the existing house.
- New sconces are proposed on the first floor in the area of the addition in the rear yard. The design and placement are appropriate to the overall design concept.

DRB Staff Member Columba Diaz, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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.