

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 26, 2015

DRB Case No. PDR 1406125

Address 2956 Edgewick Road

Applicant Kaaren Khoudikian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer		X	X			
Charchian				X		
Malekian	X		X			
Simonian					X	
Mardian			X			
Totals						
DRB Decision		3 – 1 Return for Redesign				

Conditions:

1. Push the structure down on the hillside to avoid excessive use of retaining walls at the south. Incorporate maximum allowed driveway slope to help accomplish this.
2. Provide greater stepping of the building's volumes to avoid excessive height at the side facades and better conform to the Hillside Design Guidelines.
3. Revise drawings to show locations and sizes of proposed structural columns and any other support features to provide enough information to confirm that the house can be built as designed.
4. Revise site plan to show the sides of the adjacent houses and indicate their window locations.
5. Reduce height of tall wall (with the circular opening) at the east to allow it to serve only as a retaining, rather than decorative, feature.
6. Correct all discrepancies between the drawings to ensure consistency of all design features.
7. Provide landscape plan indicating species that will complement the style of the house.
8. Retain arborist to determine if any protected trees exist on the site. Revise site plan to indicate trees proposed for retention or removal.
9. Use open railing at the on-grade stairway in the street front setback and clarify the drawings to depict how the entry stairs meet the street.
10. Revise all necessary drawings to depict an access path from the rear yard to the street, including any stairs, railings, and other related features.
11. Indicate location of trash area and HVAC equipment on the drawings.

Site Planning: The house will be constructed on an undeveloped, steeply sloping downhill lot. The proposal does not follow the site contours closely enough to meet the Hillside Design Guidelines. Greater effort must be made to site the house lower on the hill to reduce wall heights and avoid unnecessary grading and retaining wall construction.

Mass and Scale: *The design's attempt to reduce the mass of the building is not entirely successful. Further reductions will be required, including reducing the height of the side walls and providing additional stepping of building volumes to reduce the sense of mass and better conform to the Hillside Design Guidelines.*

Building Design and Details: *Contemporary architecture is appropriate for the neighborhood. The overall design concept appears to be appropriate but, as presented, does not convey enough information to indicate that it can be built as designed. Further information will be required to make this determination. In addition, the landscape design should be revised to better complement the style of the house. With the incorporation of the recommended conditions, the detailing, textures, and materials generally appear to be acceptable to the proposed style and 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

Brad Collin
