

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date : March 13, 2014 **DRB Case No.** PDR1328001
Address 3060 Hollywell
Applicant Edward Hagobian

Design Review

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------|--------|--------|-----|----|--------|---------|
| Mardian | x | | x | | | |
| Malekian | | | | | x | |
| Palmer | | | x | | | |
| Sarkissian | | x | x | | | |
| Simonian | | | | | x | |
| Totals | | | 4 | 0 | 1 | |

DRB Decision: Approve with conditions.

1. Reduce the height of the extended eaves, or replace them with narrower canopies, to reduce the bulk and top-heaviness of the building.
2. The location of the proposed siding shall be restudied to provide better balance and delineate various masses of the house, particularly at the west side.
3. Redesign retaining wall with stepped profiles to have sloping upper surfaces that better conform to adjacent slopes.
4. Review landscape plan to ensure its accuracy, including the size of the trees proposed to be placed on the upper portions of the slope.
5. Include plant material at the top of retaining walls that will trail over the edges of the walls and soften their appearance.
6. Ensure that two oak trees near the proposed rear retaining wall are included in the tree report and shown on the site plan.
7. Incorporate railing design shown on perspective rendering rather than the design shown on the elevations.

Overall, the site planning of the project is sensitive to the site. The house will be sited in the western-most portion of the lot to minimize disturbance of the site. Proposed landscaping is drought tolerant and existing on-site oak trees will be maintained.

Overall, the mass and scale of the project is appropriate for the site and neighborhood, with suggested conditions incorporated into the project. The house appropriately steps with the topography of the site and

contains a flat roof, which minimizes mass. Roof overhangs should be reduced in size and restudying of the siding material should occur to further modulate and reduce the scale of the building.

Overall, the project is internally consistent with the contemporary style design and uses the materials proposed to re-enforce this style.

DRB Staff Member

Roger Kiesel

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 and Safety Division plan check. Prior to Building and Safety 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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning and Neighborhood Services Division.