



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 19, 2013

DRB Case No. PDR 1325967-A

Address 1520 Remah Vista

Applicant Alajajian Marcoosi Architects, Inc.

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian	X		X			
Sarkisian					X	
Simonian			X			
Palmer			X			
Totals						
<b>DRB Decision</b>		<b>Approved with Conditions 4 - 0</b>				

### Condition:

1. Revise landscape plan so that all site landscaping is consistent with the appearance shown in the renderings of the front elevation presented to DRB.

### Considerations:

1. Consider providing a horizontal reveal between the upper portion of the stone cladding at the north façade and the narrower portion below.
2. Consider incorporating a decorative driveway material into the proposal, including the possible use of Grass-Crete or similar.

### Analysis:

**Site Planning:** *The proposed residence will be located towards the front on the lot and features a 3-car attached garage with direct access from the street. A patio is proposed at the rear of the house with a swimming pool. The street front setback contains two parallel retaining walls and the side yards will be enclosed by walls. The location of the new house is appropriate given the shape of the lot and its design.*

**Mass and Scale:** *As viewed from the street elevation, the massing and scale of the proposed two-story building is sensible, the floor area is within the neighborhood average, and the setbacks are either at the minimum setback or well beyond.*

**Building Design and Details:** *The proposed residence is a two-story building featuring a attached below grade garage, covered front porch, and balconies at the front and rear. This design is appropriate within this neighborhood and will add to the eclectic mix of architectural styles. The design and detailing are consistent with the architectural style. The house will be clad in stucco, limestone, and stone veneer. These materials are of good quality and are reflective of materials found on other homes in 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

Bradley Collin