

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 28, 2016 DRB Case No. PDR 1517908
 Address 1830 Marion Drive
 Applicant Makayel Astoyan

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian			x			
Charchian			x			
Mardian		x	x			
Malekian	x		x			
Simonian			x			
Total			5	0		

Design Review Board Decision: Return for Redesign.

1. Provide a grading plan.
2. Generally reduce the amount of on-site grading. Restudy the grading at the rear of the residence to reduce the size of the rear yard. This may require eliminating the proposed swimming pool.
3. Restudy driveway to ensure the slope of driveway complies with the Zoning Code.
4. Rendering of the residence shall include the front retaining walls.
5. Reduce the overall mass of the building potentially by reducing the footprint and/or square footage of the residence. Eliminate or reduce the deck overhangs.
6. Move garage toward the street to the greatest degree allowed by Code in order to reduce grading.
7. Reduce the size of the back yard, or eliminate it entirely, to reduce grading.
8. A full window schedule shall be provided. Vertical sections for typical openings shall be submitted for staff review and approval. Plans shall be amended to include operation lines for all windows. Redesign windows if making some operable affects the sightlines and overall appearance of the residence.
9. The design of the proposed house should relate to the other proposed residences, while allowing for individualization through massing, colors and materials, without becoming overly complex.
10. Verify power pole locations adjacent to site.
11. Create a more distinct break between the upper and lower floors to enhance horizontality.
12. Show curb and gutter at the areas of the street dedication.
13. Provide more detailed landscape drawings; include trees suitable to hillsides. Also include area of street dedication.
14. Provide a design that protects privacy of the adjacent neighbors in compliance with the Zoning Code.
15. Consider varying the roof heights and/or roof forms.
16. Consider a split level design to reduce massing.

17. Consider a more natural color for those areas on the residence currently proposed for the Glacier white-colored stucco.

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 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.