



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 10, 2017 DRB Case No. PDR 1707199
 Address 659-669 Atkins Drive
 Applicant Ani Abramian

PROPOSAL: The applicant is proposing to construct a new two-story, 2,985 square-foot (SF) single-family residence with an attached, two-car garage on a vacant, 12,450 SF lot hillside lot, zoned R1R (FAR District I) with an average current slope of 63%.

DESIGN REVIEW:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian	X		X			
Malekian			X			
Simonian					X	
Totals			3			
DRB Decision		Return for Redesign.				

CONDITIONS:

1. Push the building back at the south-east corner of the 1st floor to offset the residence from the driveway retaining wall, and add planters to break up mass and provide trailing landscaping. Also, soften the corner wall by stepping back the retaining wall, eliminating the concrete corner and wrapping the material.
2. Introduce a change in parapet level/height to soften the horizontality of the roofline and to better express the topography of the site. Reduce the 13-ft floor-to-floor height at the 1st floor in areas where it appears excessive in order to create stepping such as over the garage.
3. Provide drawings with more clarity and accuracy, in particular, show the ground floor overlaid on the site plan. Show accurate location of trees along northerly interior property line being removed on the site plan. Trees #13 and #14 are preferred to be maintained by possibly altering the design.
4. Revise the landscape plan to add additional landscaping (trees, taller shrubs and climbing vines) at the bottom of the retaining walls, as well as trailing vines above the rear retaining walls to further soften the overall appearance of these walls.

5. Clarify the proposed grass area at the rear patio in relation to the concrete foundation system; propose a drainage system for the rear patio.
6. Any materials deviating from the materials shown on the drawings should only be replaced by materials of the same color and style.

CONSIDERATION:

1. Decrease the overall size and span/width of the residence while essentially maintaining the proposed architectural design and fenestration configuration along the front façade.

The revised design submitted by the applicant prior to the DRB meeting addressed the other recommended conditions in the DRB Staff Report:

1. Offset the second floor from the first floor at the central portion at the front entry to better reflect the sloped lot condition and conform with the Hillside Design Guidelines.
2. Redesign the vertically-oriented retaining walls at the front; either a horizontal poured concrete finish or a burnished block should be proposed.

DRB Staff Member Vilia Zemaitaitis, AICP, Senior Planner