



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 22, 2018 DRB Case No. PDR1621615

Address 1248 Corona Drive

Applicant E. Carrillo

PROPOSAL: A new two-story, 2,566 square-foot single-family dwelling with an attached 495 square-foot two-car garage on a vacant, 8,889 square-foot lot, zoned R1R (FAR District III) with an average current slope of approximately 70%. As proposed, the development will involve a total of 987 cubic yards of grading (all export)

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian				X		
Benlian			X			
Charchian			X			
Malekian	X		X			
Simonian		X	X			
Totals			4	1		
DRB Decision	Return with Redesign with Conditions.					

CONDITIONS:

1. That Redesign the project to significantly reduce the size, mass, and scale of the project to achieve greater compatibility with the neighborhood. The proposed architectural style and material palette are appropriate.
2. That in lieu of the hydroseed landscaping proposed at the southern portion of the lot, a mix of California-friendly groundcovers and shrubs shall be incorporated with the landscaped design.
3. That the three successive retaining walls proposed at the northwest portion of the lot shall be constructed with stone, textured poured concrete, or textured decorative colored masonry block with colored grout to blend with the color of the natural hillside.
4. Per Public Works – Engineering Division, no grading/daylight shall be allowed within two feet of adjacent property lines. The retaining wall along the eastern interior property line shall be set back further away from the affected property line.

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 Dennis Joe, Planner