



DESIGN REVIEW BOARD RECORD OF DECISION

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Meeting Date March 27, 2014 DRB Case No. PDR 1311362-A (continued)

Address 2205 Hollister Terrace

Applicant Hamlet Zohrabians

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		Return for Redesign with conditions and considerations.				

Conditions and Considerations:

1. Relocate driveway to the north in order to show greater sensitivity to the neighboring properties to the south.
2. Driveway and motor court surfaces shall be permeable.
3. Reconfigure garages and/or relocate entire house toward the north in a manner that will create a larger buffer of unbuilt area at the southern edge of the property.
4. Provide additional landscaping at south of property, including indigenous tree species to better screen the property from the neighbors to the south.
5. Consider reducing number of garage spaces or relocating spaces to other portions of the property.
6. Relocate pool house to the south in order to show greater sensitivity to the neighboring properties to the north.
7. Reduce number of outdoor lights on the building walls, landscape areas, and hardscape areas to avoid creating brightness levels that could negatively impact adjoining properties. Provide shielded fixture
8. Provide an exterior and landscape lighting plan.
9. Reduce amount of flat-roofed area by altering pitch of mansard roofs, or by other means, to mitigate the appearance of these areas as seen from nearby properties at higher elevations.
10. The plans submitted for plan check shall clearly identify any development within twenty feet of the oak and sycamore tree driplines including landscaping and irrigation, grading, drainage, changes to walls/fences, and the driveway to the satisfaction of the Urban Forester.

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Analysis

Site Planning: As conditioned to provide a more sensitive site plan design, particular for the neighbors directly south of the property, the site planning would be consistent with the intent of the Hillside and Landscape Design Guidelines.

Mass and Scale: The overall mass and scale of the new house, including the roofline configuration, balconies and patio terrace would be consistent with the Design Guidelines as conditioned restudy the mansard roof open space.

Building Design and Detailing: Overall the design and detailing is comprised of good quality materials and colors that are internally consistent and reinforces the overall French-inspired design.

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 Chris Baxter, Planner