



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 13, 2014 DRB Case No. PDR-1311362-B  
 Address 2205 Hollister Terrace  
 Applicant Hamlet Zohrabians

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Mardian	X		X			
Malekian					X	
Palmer			X			
Simonian		X	X			
Totals						
<b>DRB Decision</b>		Approve with conditions.				

### Conditions:

1. That 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. The mitigation measures shall be printed on the plan check plans.
2. That the applicant shall plant additional indigenous and drought-tolerant landscaping within the increased open space area between the driveway, the remaining four garages and the neighbors to the south to increase dense screening and privacy. Additional trees such as Oaks and Sycamores, or Deodars, in similar sizes to the currently proposed trees, shall be added north of the proposed Olive trees.
3. That the garage pad elevations should not be changed from the currently specified elevations..
4. That a refuse plan be submitted for review and approval by Integrated Waste and/or Planning staff prior to submittal for plan check.
5. That lightweight concrete tile (slate-like in appearance) or actual slate tiles be used for the roof.
6. That the HVAC condensers be screened from view by landscaping and be placed on the west side of the house closer to the road or within the interior courtyard, as far away from the neighbors as possible.
7. That the applicant shall provide plans for the downspouts and gutters for review and approval by the Urban Design Studio staff prior to plan check submittal.

8. That the spikes on the entry gates be eliminated to protect wildlife.
9. That the exterior lighting around the residence be studied further to reduce excessive light pollution in relation to the surrounding properties and that the lighting plan, featuring motion sensors, low-wattage lighting, a reduced fixture count and fixtures with more effective shielding, be submitted for review by staff.
10. That if chain link is used for perimeter fencing, that it be vinyl-coated chain link and screened with vegetation. A higher quality metal fencing is preferable.

#### **ANALYSIS:**

**Site Planning** – The site planning appears consistent with the intent of the Hillside and Landscape Design Guidelines. As conditioned, the Urban Forester's office shall review the plans during the plan check process and the property shall be inspected during construction to ensure the indigenous trees are protected, and the amount of indigenous and drought-tolerant landscaping shall be increased between the driveway, garages and the neighbors to provide more dense screening and privacy.

**Mass and Scale** – The overall mass and scale of the new house, including the roofline configuration, balconies, patio terrace and pool house, is consistent with the Design Guidelines.

**Design and Detailing** – Overall, the design and detailing are comprised of good quality materials and colors that are internally consistent and that reinforce the overall French-inspired design.

#### **Notes:**

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not 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.

DRB Staff Member Vilia Zemaitaitis, Senior Planner