

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 24, 2014 DRB Case No. PDR-1411270-A
 Address 830 Harrington Road
 Applicant Aram Alajajian

Mitigated Negative Declaration

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian					X	
Palmer			X			
Simonian	X		X			
Totals			3			
DRB Decision		Adopt Final Mitigated Negative Declaration.				

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian					X	
Palmer			X			
Simonian		X	X			
Totals			3			
DRB Decision		Approve with conditions.				

CONDITIONS:

1. Provide elevation and section detail of the window/railing configuration proposed at the operable glass panels at the rear façade.
2. Provide more usable and convenient access to the roof than the proposed hatch so that rooftop plantings may be properly maintained.
3. Revise east elevation on drawing sheet A-3.1 to show balconies extending to the length shown on the corresponding colored elevation on sheet A-3.1a.
4. Revise landscape plan to provide rooftop plantings that better reflect the design of the house. Also include the pool deck area in the revised landscape drawings.

CONSIDERTATION:

1. Consider tinting the concrete to provide the ivory tone depicted in the colored elevations and rendering. Natural gray concrete is acceptable if this is not possible.

ANALYSIS:

SITE PLANNING: The house is appropriately located on the site, which is a uniquely shaped, hillside lot with an existing oak tree along the interior property line. The proposed site plan reflects the lot's natural features and topography of the site, while minimizing alteration of the terrain necessary for development. The building footprint reflects the contours of the lot's down-sloping gully towards the south-west corner of the property. The house is oriented towards this down-sloping gully and the views of the city skyline to the south-west.

MASS AND SCALE: The two-story residence would be compatible with the surrounding neighborhood in terms of scale and massing as seen from Harrington Road, given that the house is similar to many houses along the south side of the street that appear one story at the street level and are two or three stories at the rear on the down-sloped lots. Meanwhile, the proposed flat roof helps reduce any bulk or perceived massing of the project from the properties to the north along Harrington Road. The building footprint carefully conforms to the topography of the site and the lower floor is pushed back into the hillside, minimizing its exposure and sense of mass. While the facades facing the downhill view have a stacked arrangement rather than the terraced in appearance, staff believes this is appropriate because of the strong architectural design and the careful placement on a difficult site.

DESIGN AND DETAILING: The proposed house is designed in a contemporary style, in a neighborhood that features an eclectic mix of architectural styles. The house would be constructed of smooth finish poured in place concrete and split-face concrete block walls, and would feature composite wood panels, aluminum framed windows, anodized aluminum garage door and door frames, wood front door, and clear tempered glass panel railings. The flat roof and the exposed concrete floors that project outwards for the balconies provide a horizontal emphasis along the elevations facing the rear, while the elongate clerestory windows echo the horizontality on the east and north elevations. Angled, composite wood panel and poured in place concrete accent walls offset the rectilinear geometry of the design. These architectural details and materials reinforce the contemporary style and sculptural composition of the residence.

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 Vilia Zemaitaitis, AICP, Senior Planner