

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 8, 2013 DRB Case No. PDR-1301810-A
 Address 1410 Colina Drive
 Applicant Edward Hagobian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman	x		x			
Mardian			x			
Malekian					x	
Sarkisian		x	x			
Simonian					x	
Totals			3	0		
DRB Decision		Approve with conditions				

Conditions:

1. Extend the 6'-6" high, stucco-clad block wall proposed at the ground-floor patio at the north elevation across the façade to terminate at the edge of the stairway at the entry porch in order to provide additional privacy to the properties to the north of the subject site.
2. The top of the new wall shall not be scalloped as proposed, but have a horizontal profile.
3. Planting at the base of the new wall shall include taller plants in addition to the proposed shrubs reflected on the landscaping plan.
4. The side walls of the balcony over the garage shall be made consistent with each featuring a stucco finish.

Analysis

Site Planning: *The proposed house will utilize and expand on an existing building pad and will be built into the hillside. Due to the narrow lot width at the front, the home will be situated at the rear of the lot where it is widest and will be oriented in the northerly direction. The site planning is appropriate due to the unique lot shape and is consistent with the site planning of the other unique lots located to the south of the subject parcel.*

Mass and Scale: *The proposed 2-story residence will be built into the hillside. As such, the south and west elevations will not be fully visible. The south elevation, which is the rear of the home, will have a 1-story volume. The north elevation is the most visible, as both stories will be exposed. The articulation, fenestration pattern, the varying roof heights, and stepping back of the second floor help reduce the appearance of mass and scale. These design techniques are particularly critical due to the relationship between the adjoining lots to the immediate north as a result of elevation differences.*

Building Design and Details: *New projects are encouraged to respect and preserve the existing character and rhythm of the neighborhood. The proposed Spanish Colonial Revival style residence will complement the eclectic mix of homes in this neighborhood and, as conditioned, the materials will encourage an authentic architectural language.*

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

Rathar Duong