



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 11, 2013 DRB Case No. 1-PDR-1301257
Address 2260 Risa Drive
Applicant William Steimke

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis	x		x			
Herman			x			
Insua		x	x			
Palmer			x			
Simonian			x			
Total			5	0		Total

DRB Decision: Return for Redesign.

1. Improve the quality of the drawings and other submittals.
2. Consult the Hillside Design Guidelines to assist with the development of an appropriate design for the site.
3. Provide a site plan that clearly indicates site contours, locations of all retaining walls and other pertinent information
4. Provide cohesive treatment for the design of the front entry and garage.
5. Break up the building mass to reduce the sense of bulkiness.
6. Incorporate additional cladding materials into the design to provide additional color and texture that will increase visual interest.
7. The stucco shall be either a smooth or a sand finish.
8. Move the HVAC equipment to avoid proximity to bedroom windows of adjacent properties.
9. All windows shall be made of fiberglass, which will be indicated in the appropriate drawings and in the window schedule.

Overall, the site planning of the project is not sensitive to the site or with the neighborhood.

Overall, the mass and scale of the project is not appropriate for the site and neighborhood.

Overall, the material palette works but more details should be provided regarding various components of the project.

DRB Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer 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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.