



DESIGN REVIEW BOARD RECORD OF DECISION (Page 1 of 2)

Meeting Date October 24, 2013 **DRB Case No.** PDR 1322734-A (See CSI Note)
Address 2940 Edgewick Drive
Applicant Frank Yeh

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	X			
Malekian					X	
Palmer	x		X			
Sarkissian					X	
Simonian			X			
Totals			3	0	2	
DRB Decision	Return for redesign with conditions and a consideration					

Conditions

1. Several previous Board conditions (from March 28, 2013 – please see attached) have not been met by the current proposal and must be applied to the project to bring it into greater conformance with the Hillside Design Guidelines and bring greater consistency to the proposed design:
 - a) Revise site plan in a meaningful way to allow the house to follow the existing hillside contours in a better manner, and step the upper and lower floors, particularly at the east (garage) side of the house, to conform more closely to the Hillside Design Guidelines.
 - b) Better integrate entry portico and turret into the front facade through careful attention to proportions, material, and overall design.
 - c) Improve design and details of windows to bring consistency to operations types and use of exterior grids; do not use sliding windows. Replace raised stucco trim around the window openings with new detail consistent with the style of the house. All windows to be recessed in their openings.
 - d) Use a color palette that harmonizes with hillside setting for the roof, walls, windows, and doors, using more muted colors than proposed.
2. Lower height of east portion of house as far as possible while still allowing Code-required access to the garage. This will reduce the height and mass of this area and allow for a multi-level roofline that will help break up the proposed roof's massing. Incorporating split-level floor plates may help achieve goal.
3. Remove the cantilevered deck and the covered porch/terrace at the rear façade. Opportunities for similar outdoor spaces will be provided at roof areas resulting from the stepping of the building down the slope.
4. Reduce the amount of non-permeable paving for the stairs and walkway from the entry landing to the lower house level and replace with permeable surfaces.

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5. Replace proposed five-foot retain wall at rear of lot with a crib wall incorporating landscape materials.
6. Incorporate deeper roof eaves to help reduce the apparent height/profile of the walls.

Consideration

1. Consider adding windows on the turret staircase wall.

Analysis

Site Planning – As conditioned above, the proposal’s site planning will be more consistent with the intent of the Design Guidelines for hillside projects.

Mass and Scale – As conditioned above, the proposal’s mass and scale will be consistent with the intent of the City’s Design Guidelines.

Building Design and Detailing – As conditioned above, the proposed design and detailing will be consistent with the intent of the Design Guidelines.

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